



Peter Clarke

Peter Clarke
FOR SALE
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11 College Street, Stratford-upon-Avon, CV37 6BN

- NO ONWARD CHAIN
- Extended cottage in the popular Old Town
- Walking distance of Stratford town centre
- Period features throughout
- Larger than expected garden
- Cellar



£429,000

Located in the popular Old Town is this extended two bedroom cottage, boasting a larger than expected rear garden and a cellar, within walking distance of the town centre and offered with NO ONWARD CHAIN.

ACCOMMODATION

Front door opens to sitting room with window to front, feature fireplace with wood burning stove, wood effect flooring. Opens into dining room with window to rear, feature fireplace (closed), door to cellar. Cellar with lightwell to front, exposed brick walls and flagstone flooring. Kitchen with range of matching wall and base units with wooden work surface over incorporating one and a half bowl ceramic sink with drainer, space for gas cooker with extractor fan hood over, space for fridge freezer, tiled flooring. Rear utility area with wall mounted combination boiler, space for washing machine, opens into cloakroom with opaque window to rear, wc, wash hand basin, tiled flooring throughout.

Landing with loft hatch. Bedroom with window to front, two sets of fitted single wardrobes. Bedroom with window to rear with fitted double wardrobe. Bathroom with opaque window to side, bath with shower attachment, pedestal wash hand basin, wc, linen cupboard and wood effect flooring.

Outside to the rear is a mix of paved pathways, patios, largely laid to lawn, planted beds, mature shrubs and trees, outside light and tap. To the rear is a stone chipping seating/storage area with timber shed.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

AGENTS NOTE: Previous marketing images have been used.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

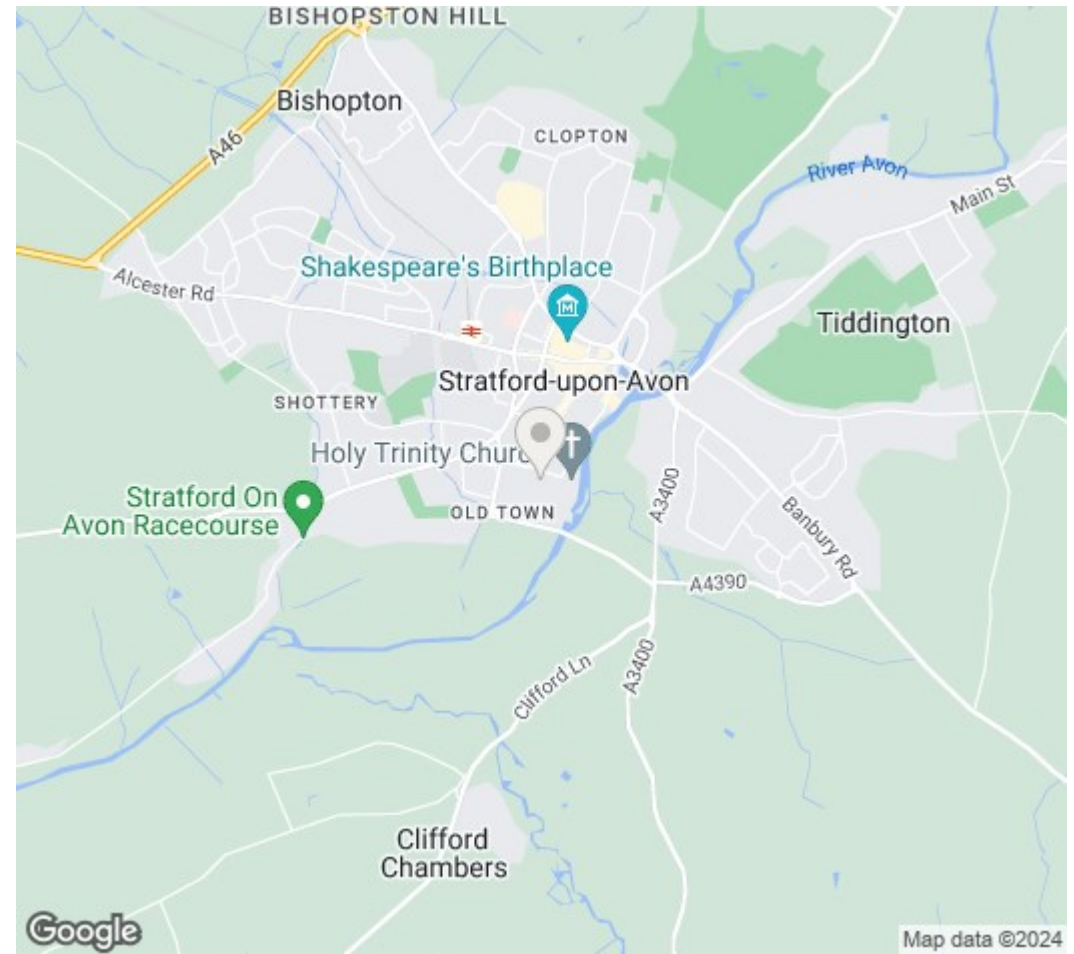


11 College Street, Stratford upon Avon



Approximate Gross Internal Area
Cellar = 16.20 sq m / 174 sq ft
Ground Floor = 38.24 sq m / 412 sq ft
First Floor = 32.59 sq m / 351 sq ft
Total Area = 87.03 sq m / 937 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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