

Peter Clarke



Muse Cottage, Scholars Lane, Stratford-upon-Avon, CV37 6HE

- Town centre location
- Quiet, desirable lane
- Recently refurbished
- Kitchen/dining room with French doors
- Sitting room with French doors
- Two good bedrooms and luxury, refitted shower room
- Courtyard style garden with southerly aspect
- Smart car included in sale!
- NO CHAIN



Offers Over £425,000

A beautifully presented town centre cottage situated on a quiet lane having a courtyard garden with southerly aspect. Kitchen/dining room with French doors, sitting room with French doors, two good bedrooms, refitted luxury shower room. Smart car included in sale! NO CHAIN

ACCOMMODATION

A front door leads to kitchen/dining room which has recently been refitted with contemporary grey units and woodblock work surface with upturn, sink, built in microwave, four ring gas hob with stainless steel splashback and filter hood over, built in oven and grill, pan drawers, integrated washing machine and dishwasher, under stairs storage cupboard, space for American style fridge freezer, engineered oak floor, downlighters and French doors to rear. Sitting room with French doors to rear, engineered oak floor, fitted cupboards.

The stairs to the first floor rise and split. Main bedroom with dual aspect, built in wardrobe and storage unit, vaulted ceiling and exposed beams. Landing area. Second bedroom with fitted wardrobes and cupboards, space for dryer. Refitted luxury shower room with wc, teal ceramic wash basin on surface with drawers below, shower cubicle, chrome heated towel rail, downlighters.

Outside there is a courtyard garden which is paved with slate chippings, planted borders, raised bed with bamboo, garden 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 heating to radiators.

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 NOTES: The vendors would sell furniture by separate negotiation. 61 plate diesel Smart car is included in the sale, approx 93,000 miles.

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

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

VIEWING: By Prior Appointment with the selling agent.

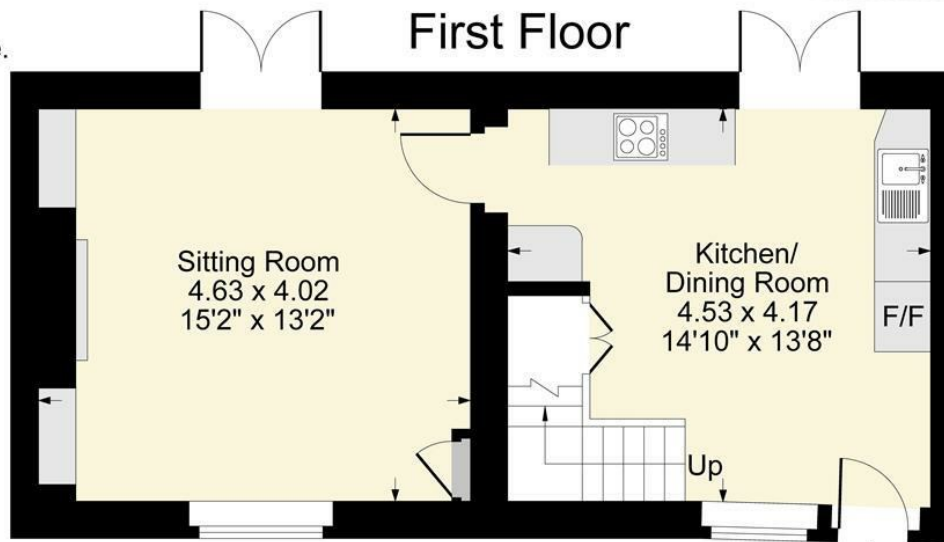
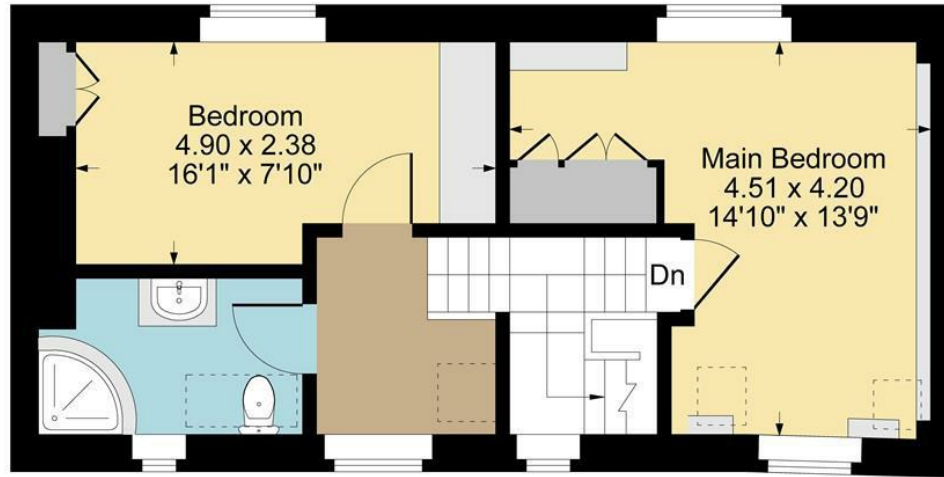


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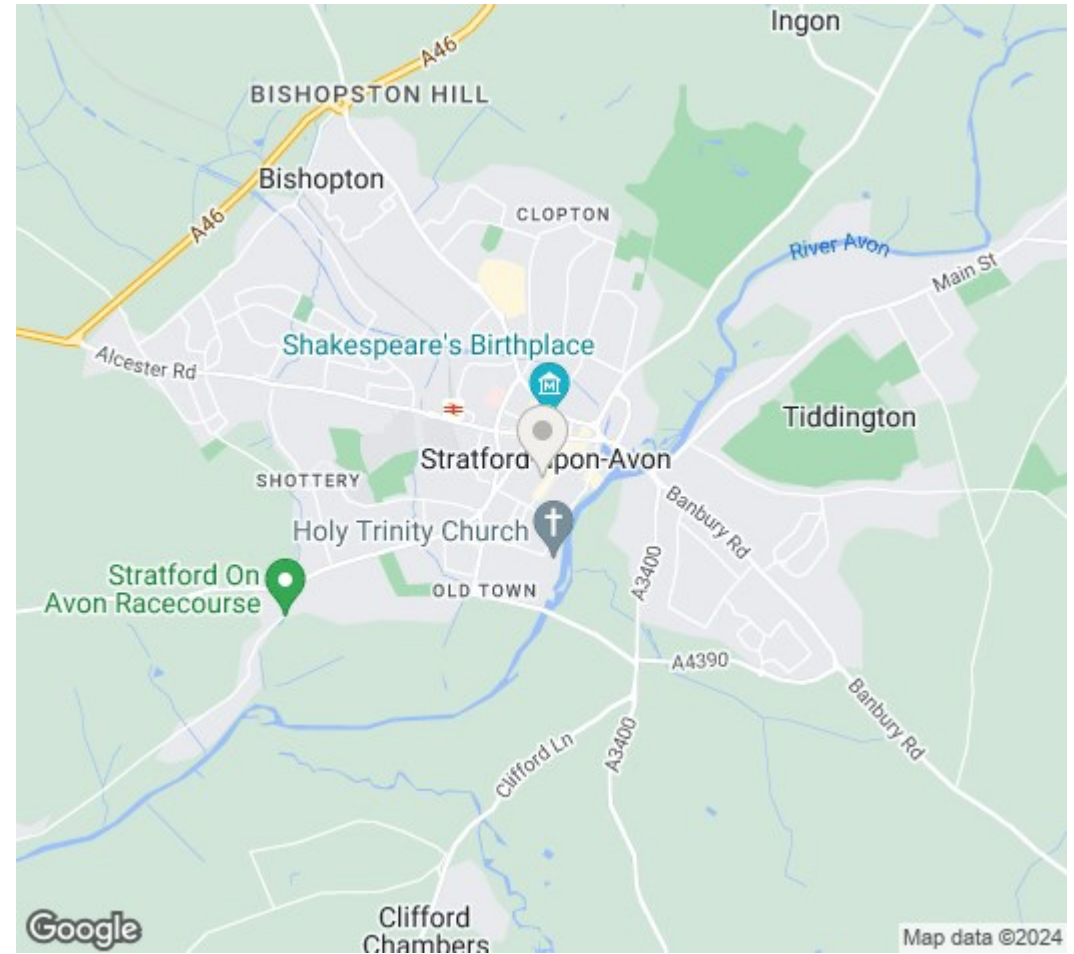
Approximate Gross Internal Area
Ground Floor = 40.24 sq m / 433 sq ft
First Floor = 40.24 sq m / 433 sq ft
Total Area = 80.48 sq m / 866 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor





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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