



Peter Clarke

2 Old Town Mews, Old Town, Stratford-upon-Avon, CV37 6GP



- No Chain
- Popular Old Town Mews location
- Larger than average house with two reception rooms
- Front and rear gardens
- Viewing highly recommended



£399,950

**NO CHAIN.** A very well presented three bedroom mews house with two reception rooms, stylish kitchen and a conservatory. Further benefits include garage en bloc with parking space in front, gardens to front and rear.

**ACCOMMODATION**

Entrance hall with tiled floor, cloakroom with opaque window to rear, wash hand basin unit with low level cupboards, WC. Sitting Room with two windows to front, recessed former fireplace with tiled hearth. Kitchen, An L shaped room with window and double doors to rear, range of matching wall and base units with worktop over incorporating stainless steel sink with drainer and four ring electric hob, integrated oven, fridge freezer, dishwasher and washing machine, tiled floor with underfloor heating. Dining Room with window to front and internal window to conservatory, door with conservatory and space for dining table. Conservatory having double doors to garden, internal power and light and heating.

Landing with loft hatch, airing cupboard housing combination boiler, bedroom with dormer window to rear, further dormer window to rear, bedroom with double window to front, overstairs cupboard, bedroom with range of wardrobes with sliding mirror doors, bathroom with opaque window to rear, bath with shower over, wash hand basin unit with drawer, WC, part tiled walls and vinyl flooring.

Outside to front, largely laid to lawn, shared pathway through the middle, private paved pathway to house, mature shrubs, beds and trees. Outside to rear, landscaped garden with low level wall, planted borders, mature shrubs and trees, gate to side leading to garage en bloc with up and over door, internal power and light and allocated parking space in front of garage.

**GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

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

**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. There is a shared driveway to rear.

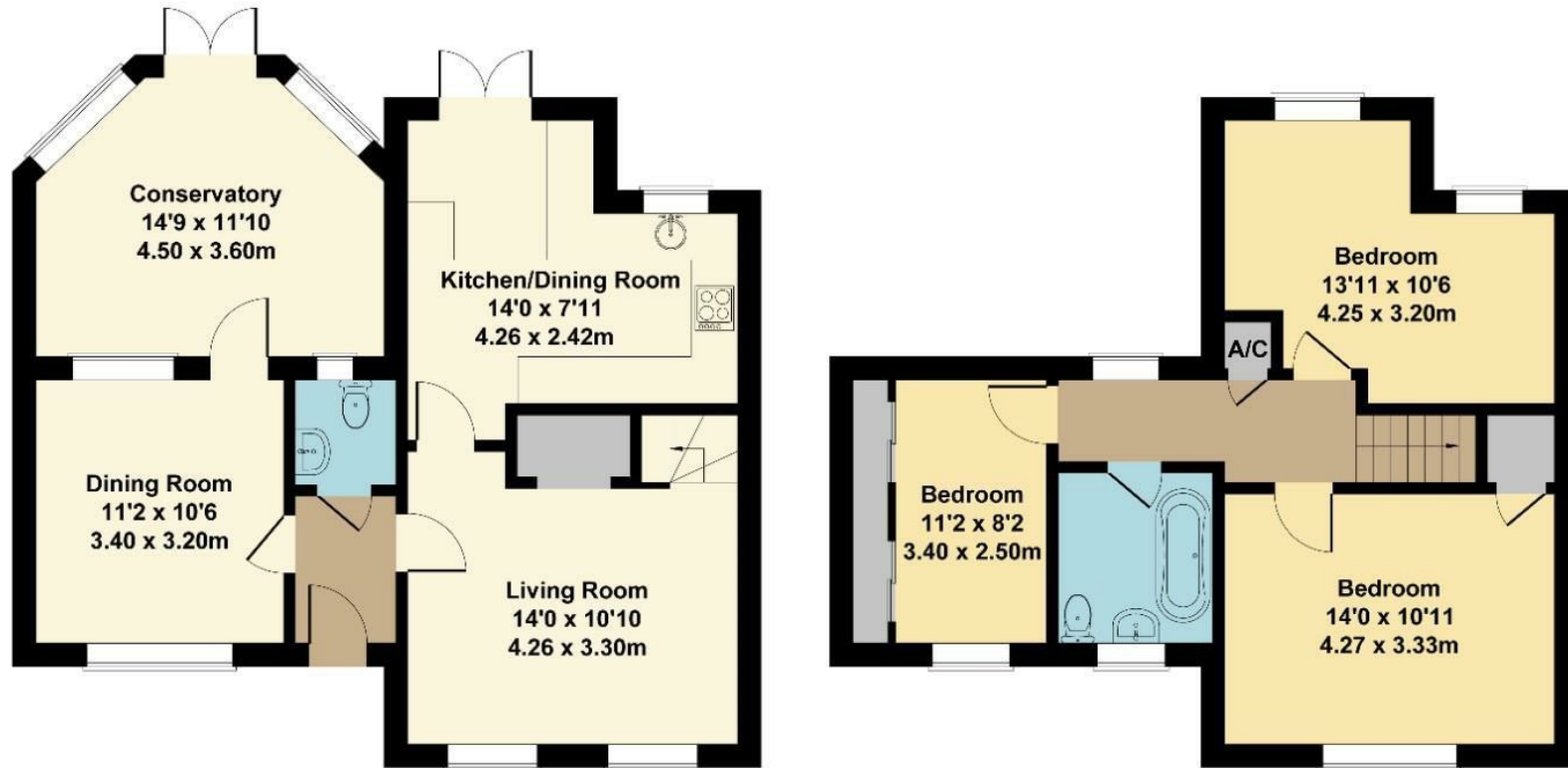
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**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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**GROUND FLOOR**

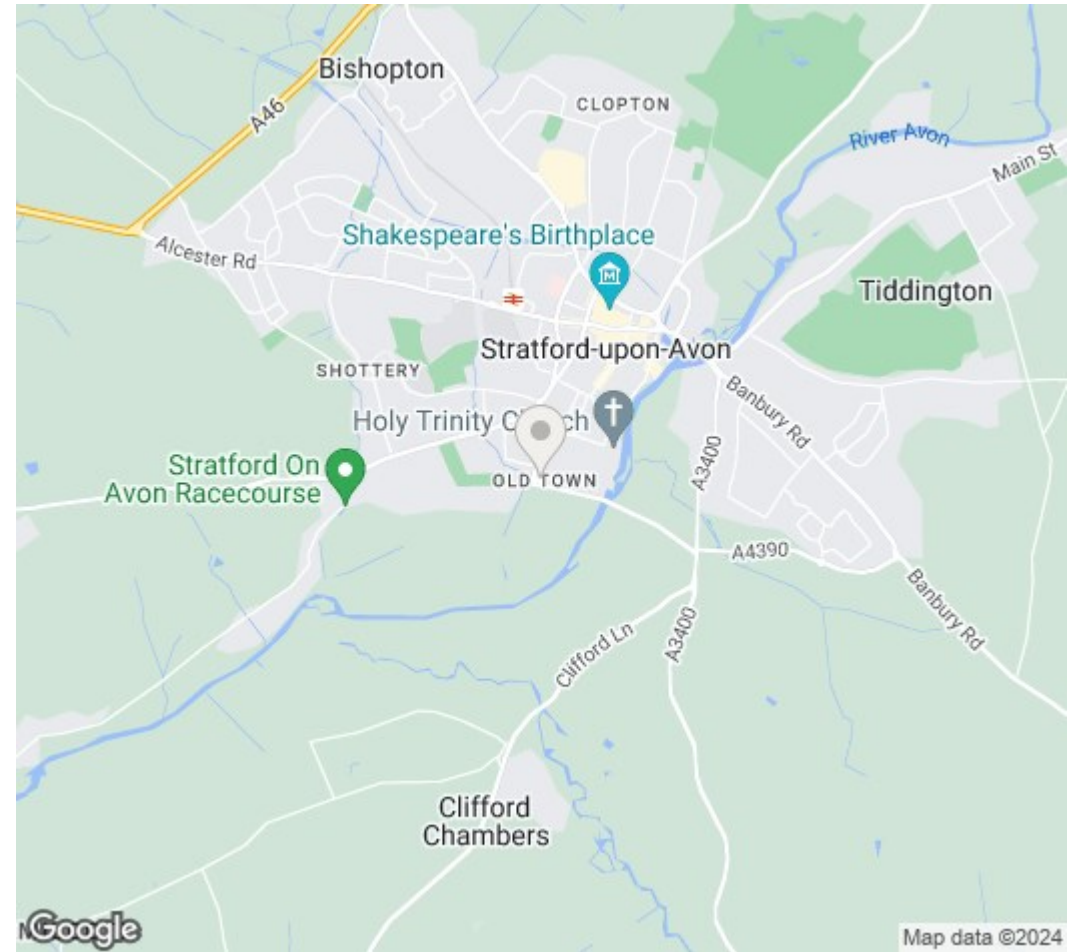
**FIRST FLOOR**

Approximate Gross Internal Area  
Ground Floor = 65 sq m / 700 sq ft  
First Floor = 48 sq m / 517 sq ft  
Total = 113 sq m / 1217 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.

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serving South Warwickshire & North Cotswolds

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