

Peter Clarke



88 Old Town Mews, Old Town, Stratford-upon-Avon, CV37 6GR

- Close to town centre
- Sought after development
- Quiet position within the development
- Well presented and flexible space
- Hall and cloakroom
- Ground floor reception room and conservatory
- First floor reception room, kitchen/breakfast room, utility
- Three second floor bedrooms, bathroom and en suite
- Garage, parking and attractive garden
- NO CHAIN



Guide Price £459,950

A sought after location within close walking distance of the town centre, is this three bedroom, three storey town house providing flexible accommodation. With two large reception rooms, kitchen/breakfast room, three bedrooms, two refitted bathrooms, utility, garage and parking, conservatory and attractive gardens. NO CHAIN

ACCOMMODATION

A front door leads to hall. Cloakroom with wc and wash basin. Understairs storage cupboard. Ground floor sitting room with sliding door to conservatory having dwarf wall, tiled floor, French doors to garden. First floor landing. Sitting room with fireplace and electric fire. Kitchen/breakfast room with single bowl, single drainer sink unit, range of hand wood cupboards and drawers with work surface, four ring gas hob with built in oven and grill, space and plumbing for washing machine, space for fridge freezer. Utility with single bowl, single drainer sink unit, cupboards beneath, space and plumbing for washing machine, space for dryer.

Second floor landing with access to roof space, airing cupboard with boiler. Bedroom 1 with sliding doors to wardrobe. Refitted bathroom with wc, wash basin with cupboards below, shower cubicle, further cupboards, tiled walls, ladder towel rail. Bedroom 2 with sliding doors to wardrobe. Bedroom 3 with sliding doors to wardrobe. Refitted bathroom with wc, wash basin, bath with electric shower over, shower screen, downlighters.

Outside there is block paved off road parking to the front with up and over door to garage which has power and light. Lawned front garden with mature tree and planted border. The rear garden has a feature circular lawn, planted borders, patio, garden shed and is enclosed by wood fencing with gated access to side.

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.

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

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.



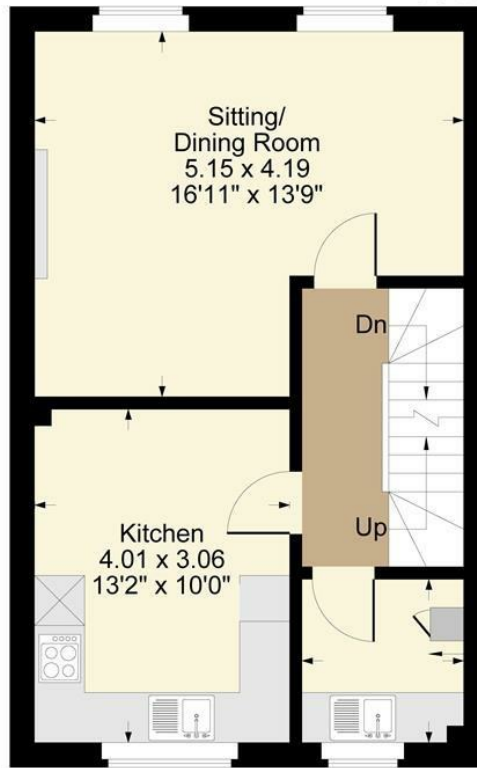
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Approximate Gross Internal Area
 Ground Floor = 41.89 sq m / 451 sq ft
 First Floor = 43.92 sq m / 473 sq ft
 Second Floor = 43.92 sq m / 473 sq ft
 Garage = 13.79 sq m / 149 sq ft
 Total Area = 143.52 sq m / 1546 sq ft

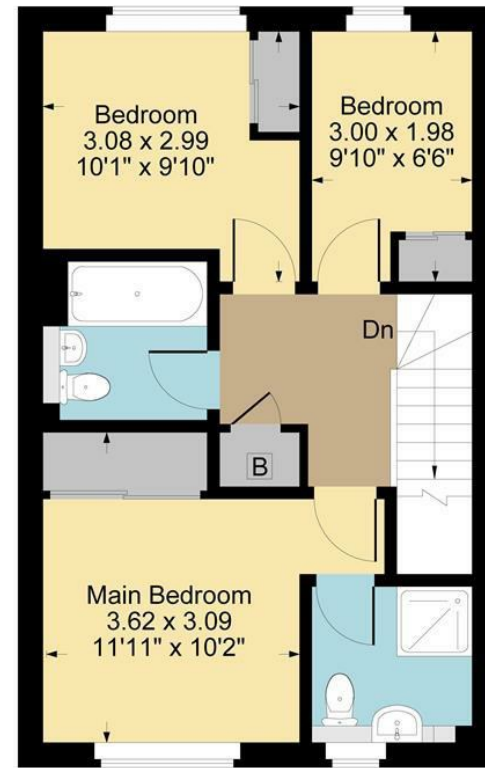
Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



First Floor



Second 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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