



Peter Clarke

10 Scholars Lane, Stratford-upon-Avon, CV37 6HE

- Town centre property
- Excellent opportunity to update and improve
- Parking and garden
- Three bedrooms and a bathroom
- Viewing recommended



Asking Price £300,000

****Best and Final offers invited by 21/5/24 @ 12:30pm**** A rare opportunity to purchase this town centre three bedroom home with driveway and garden. Now requiring modernization throughout, the property offers huge scope to improve and add value.

ACCOMMODATION

Entrance porch. Entrance hall. Sitting room with window to front and gas fireplace. Kitchen/dining room with two windows and doors to rear, fitted units incorporating stainless steel sink and drainer, space for appliances, wall mounted combination boiler, under stairs pantry cupboard. Lean to, timber framed, with windows and door to rear, Perspex roof.

Landing with loft hatch. Bedroom with window to front, fitted shelving. Bedroom with window to rear. Bedroom with window to front and fitted shelving. Bathroom with opaque window to rear, bath, pedestal wash hand basin and wc.

Outside to the front is paved parking and pathway to side with gate to rear leading to a two tiered garden with steps up to a large paved area with planted beds and mature shrubs, brick built shed with window to front and 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.

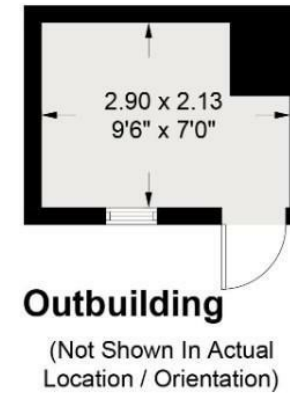
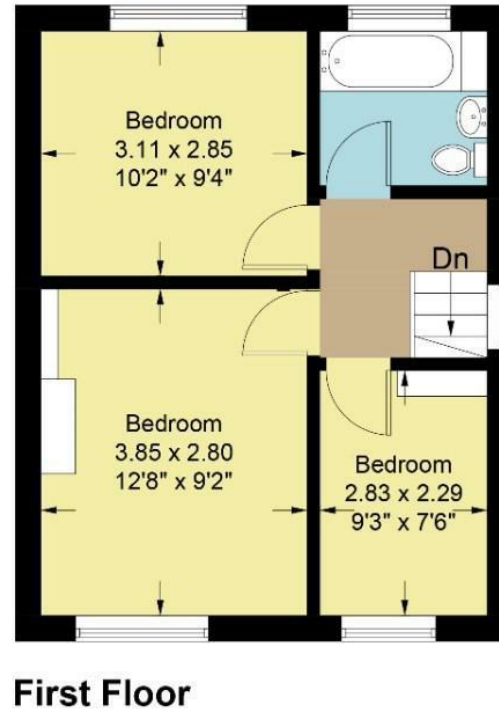
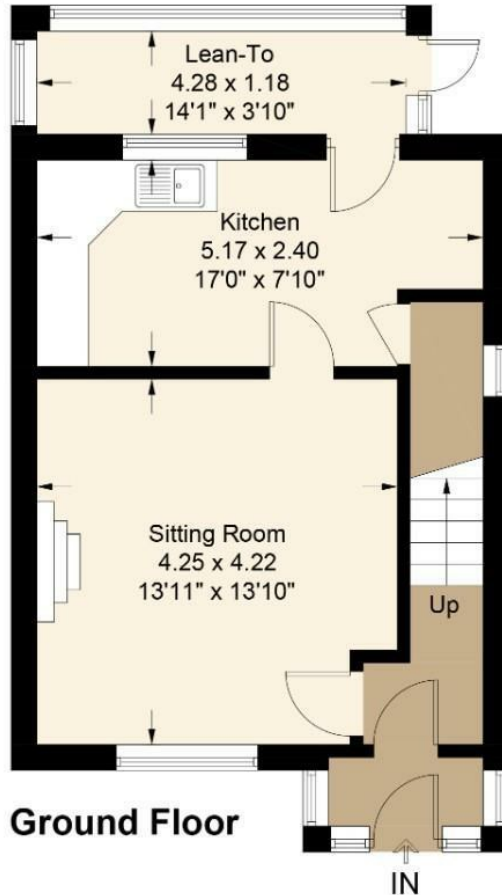
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.



10 Scholars Lane , Stratford -Upon - Avon, CV37 6HE

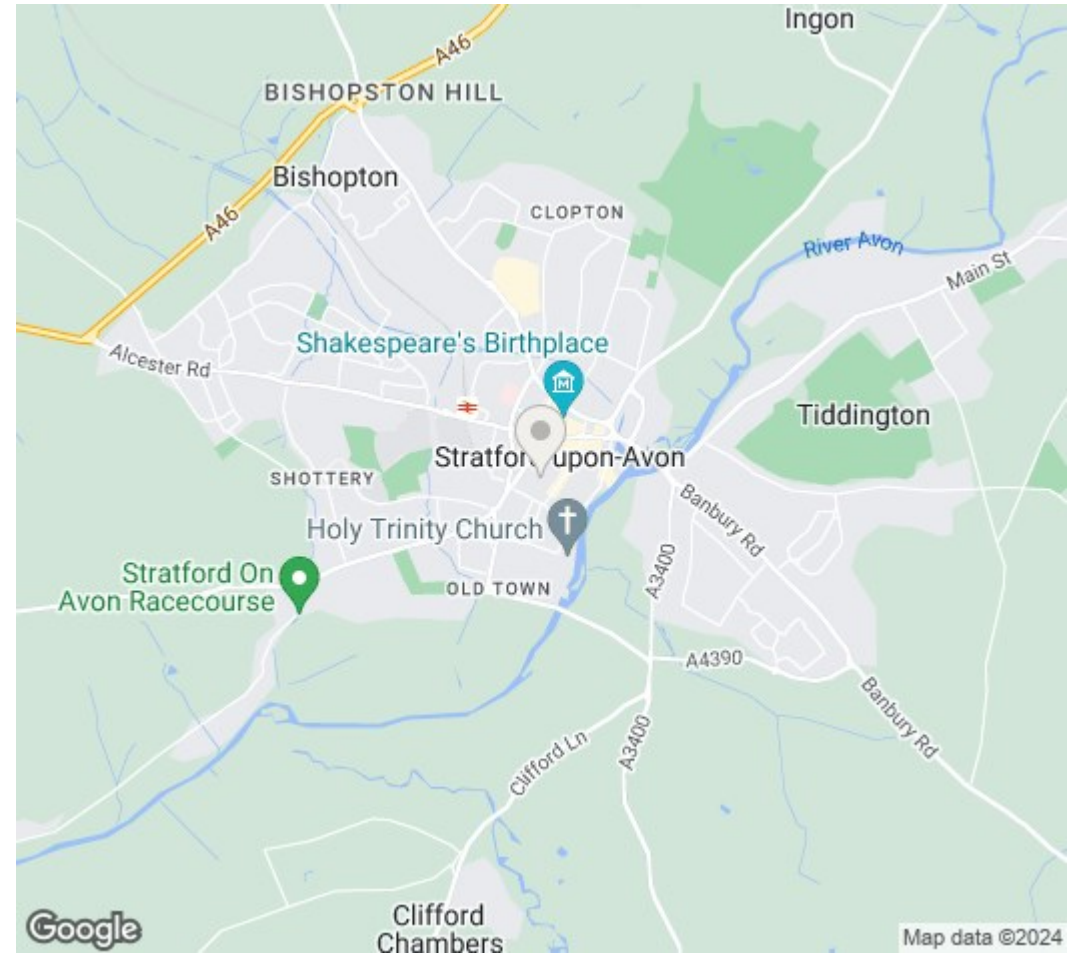


Approximate Gross Internal Area = 79.1 sq m / 851 sq ft
 Outbuilding = 6.2 sq m / 67 sq ft
 Total = 85.3 sq m / 918 sq ft

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

Copyright © 2024, All Rights Reserved





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

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

