

Peter Clarke



43 College Lane, Stratford-upon-Avon, CV37 6DD

- Charming Grade II listed cottage
- Situated in Old Town
- Recently upgraded
- Hall, sitting room with bay window and wood burner
- Handmade refitted kitchen and dining room with wood burner
- Two bedrooms and luxury first floor bathroom
- South facing private rear garden with workshop/summer house



£350,000

A completely charming two bedroomed Grade II listed town centre cottage situated in the ever popular Old Town, recently upgraded to a high standard by the current owners. Sitting room with bay window and wood burner, refitted handmade kitchen, dining room with wood burner, cellar, two bedrooms, luxury refitted bathroom, very pretty private gardens with summer house/workshop.

ACCOMMODATION

Front door with brass fittings leads to hall. Sitting room with secondary glazed, small paned bay window to front, part exposed wall, multi-fuel burning stove. Dining room with fitted cupboards, flagstone floor, multi-fuel burning stove door to cellar. Refitted handmade kitchen with cabinet style units with wood block work surface, Smeg induction hob with Bosch extractor fan, Smeg oven below, Neff microwave, built in dishwasher, washing machine and fridge, downlighters, quarry tiled floor.

Landing with access to roof space, fitted cupboards. Bedroom One with built in wardrobe, pine fireplace, secondary glazed window to front. Bedroom Two with access to Worcester gas heating boiler, bespoke fitted cupboard with fold down desk/table, shelves. Luxury bathroom with traditional suite of wc, wash basin and bath with shower over, tiling and wood panelling, wide pine floorboards.

The rear door leads to the south facing private rear garden with seating area, lawn, planted borders, brick built garden store, summer house/workshop which is insulated with power and light, and double glazed window. The garden is enclosed by hedging and wooden fencing. There is a right of way for the neighbouring property to access the passageway.

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 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. The shared passageway is also used by three neighbouring properties.

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

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

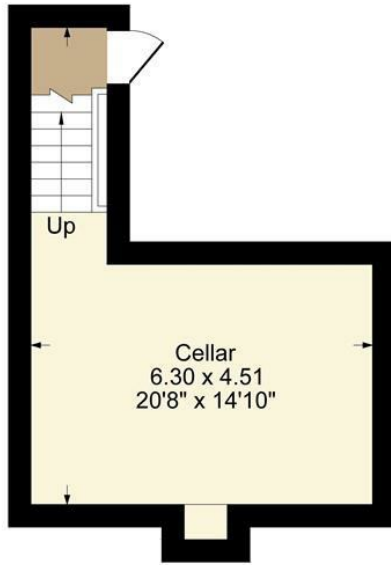
VIEWING: By Prior Appointment with the selling agent.



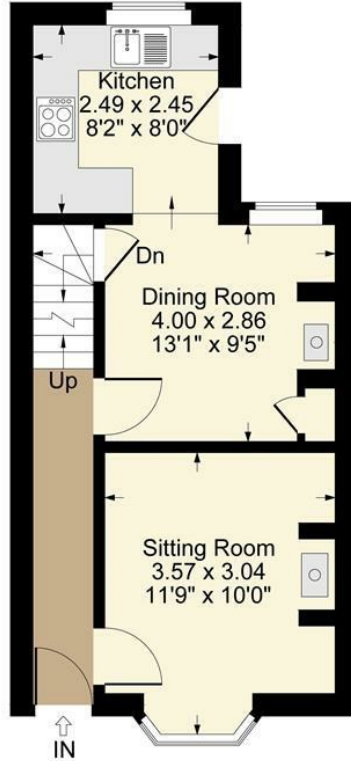
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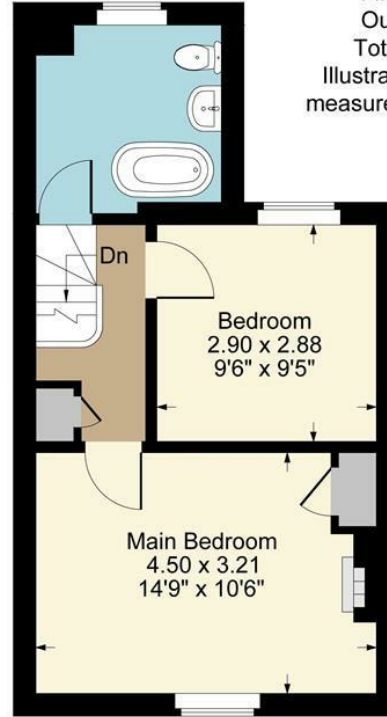
Approximate Gross Internal Area
 Cellar = 17.68 sq m / 190 sq ft
 Ground Floor = 31.98 sq m / 344 sq ft
 First Floor = 34.32 sq m / 369 sq ft
 Outbuilding = 9.27 sq m / 100 sq ft
 Total Area = 93.25 sq m / 1003 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



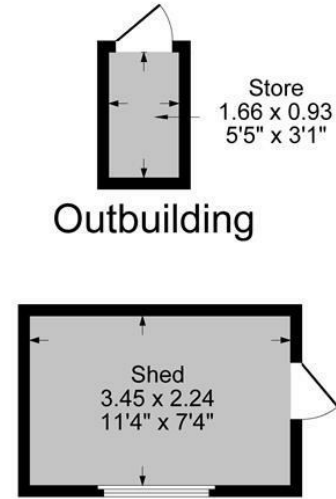
Cellar



Ground Floor

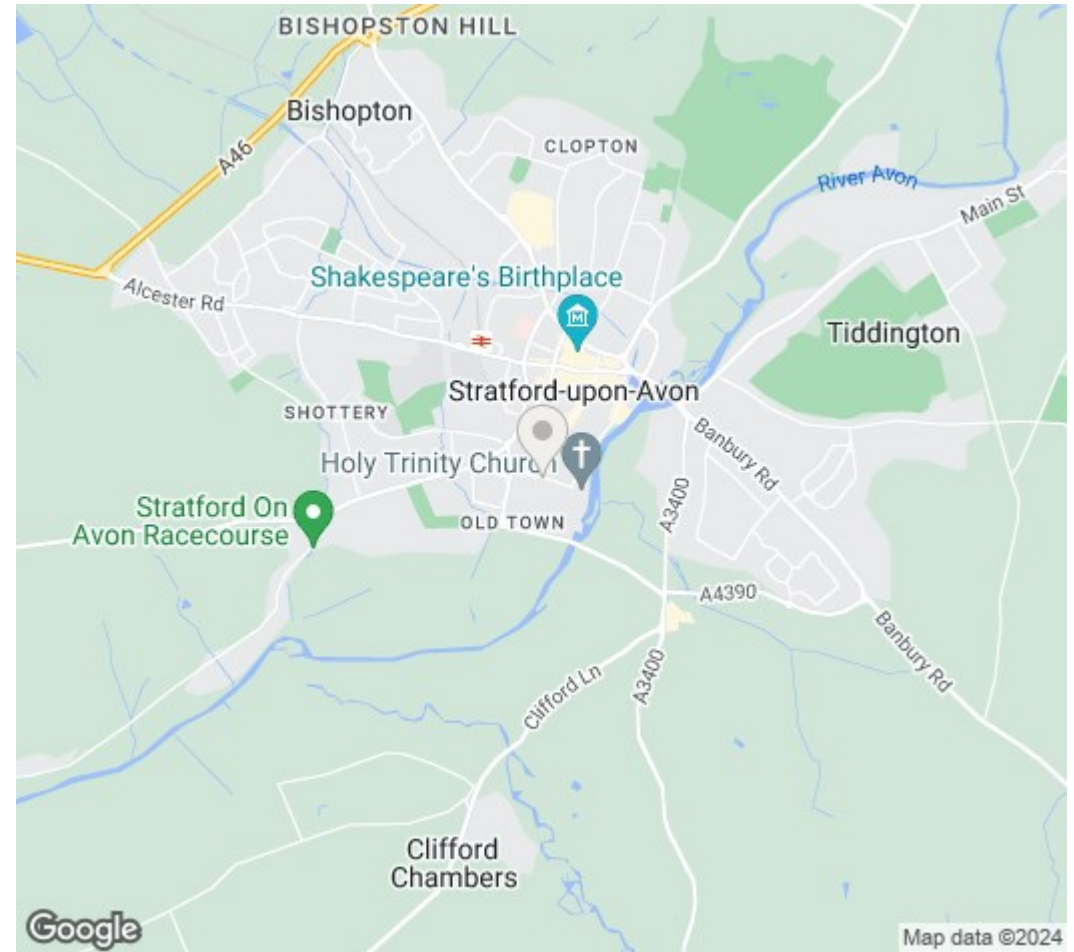
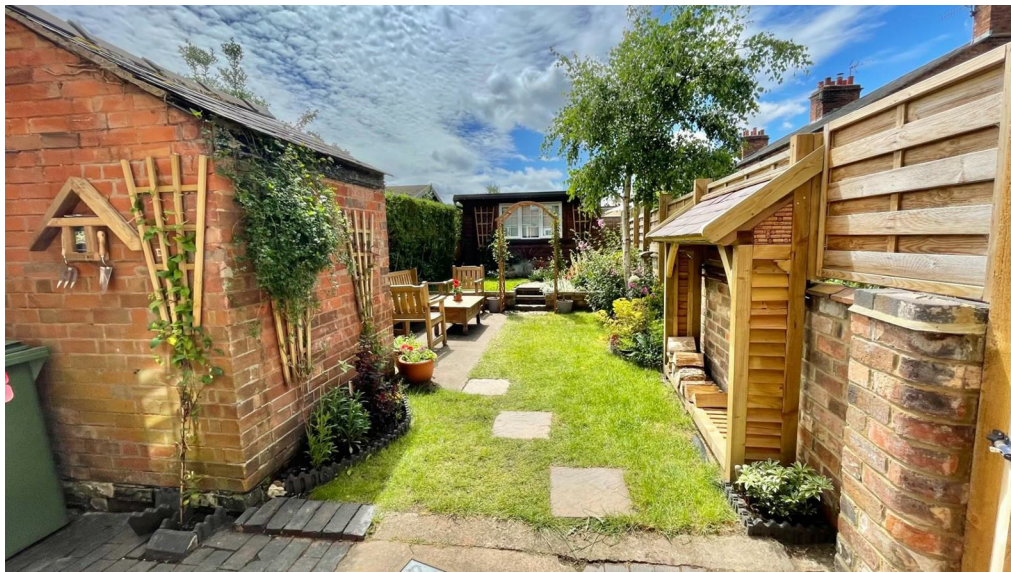


First Floor



Outbuilding





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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