

Peter Clarke



7 Mulberry Street, Stratford-upon-Avon, CV37 6RS

- Victorian town cottage located very close to the town centre
- Attractively presented with some original pine features
- Planning permission for extension
- Sitting room, kitchen/breakfast room, utility, two bedrooms, first floor bathroom, cellar, attractive private courtyard garden
- Two bedrooms and first floor bathroom
- Private courtyard garden



£299,500

An attractively presented two bedroom mid-terraced town cottage, with planning permission for extension (Stratford on Avon District Council reference 22/03016/FUL dated 9 January 2023). Sitting room, kitchen/breakfast room, utility, two bedrooms, first floor bathroom, cellar, attractive private courtyard garden.

ACCOMMODATION

A front door leads to sitting room with flagstone floor, feature fireplace, fitted cupboards to side. Kitchen/breakfast room with door to cellar with light. Kitchen has ceramic sink with taps over and cupboards beneath, further cupboards with wood block work surface, electric cooker point, access to gas heating boiler, tiled floor. Utility with space and plumbing for washing machine, space for fridge.

First floor landing with access to roof space. Bedroom 1 with cupboards to side of chimney breast. Bedroom 2. Bathroom with wc, wash basin and bath with electric shower over and tiled splashbacks.

Attractive and private courtyard garden which is part walled and part wood fencing with brick built store.

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. There is a right of way over the neighbouring property leading to a shared path which leads to Mulberry Street.

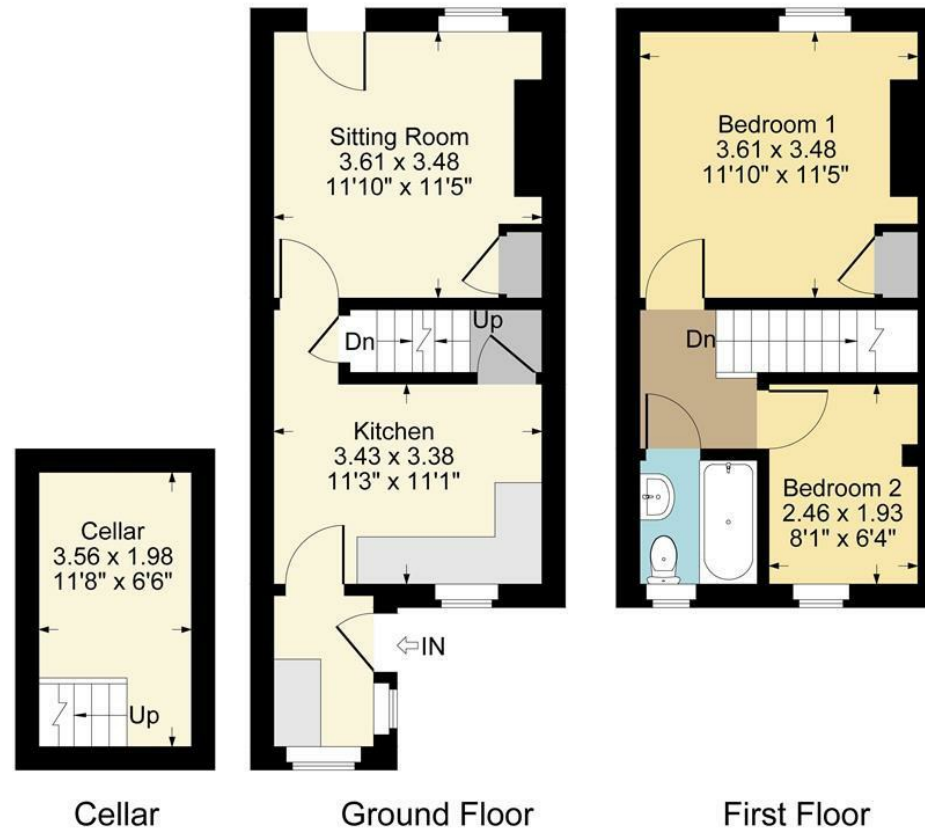
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

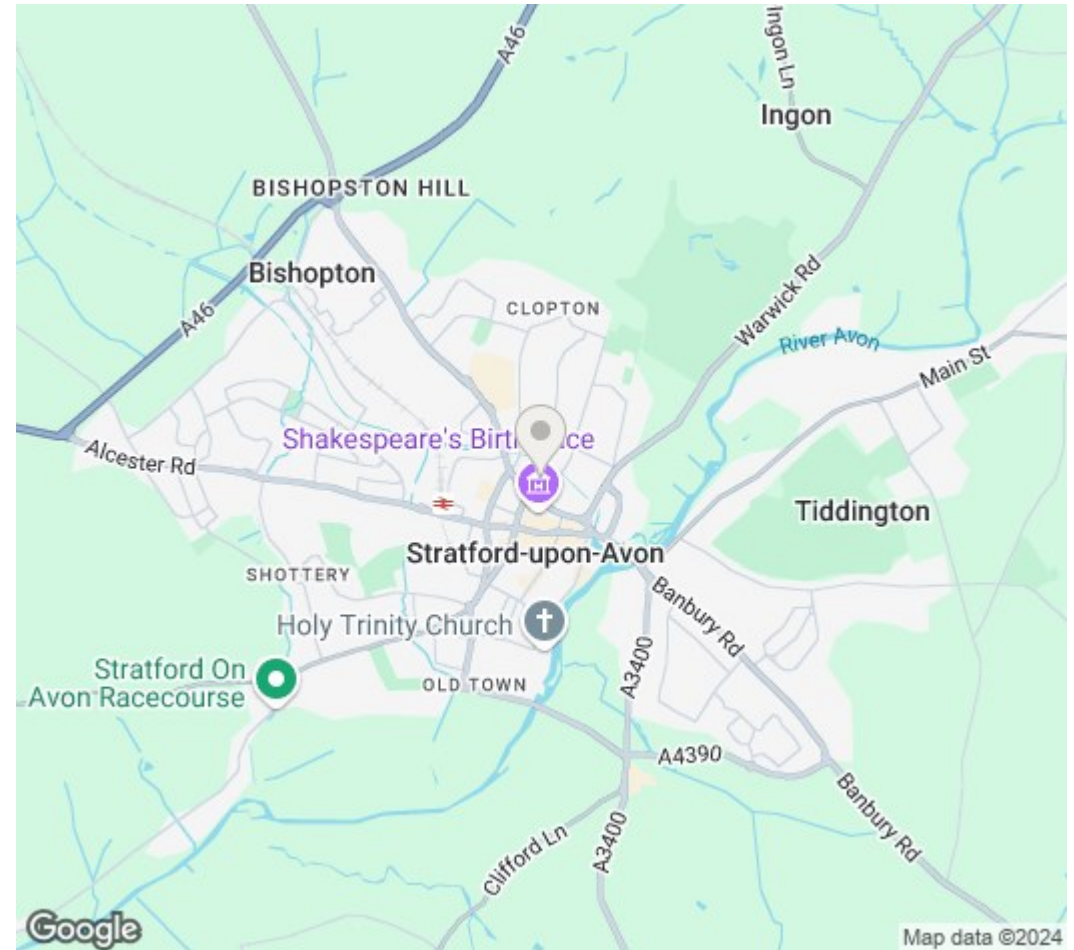


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Approximate Gross Internal Area
Cellar = 70.04 sq m / 76 sq ft
Ground Floor = 27.65 sq m / 298 sq ft
First Floor = 25.83 sq m / 278 sq ft
Total Area = 123.52 sq m / 652 sq ft
Illustration for identification purposes only,
measurements are approximate, 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

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



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