

Peter Clarke



48 Great William Street, Stratford-upon-Avon, CV37 6RY

- Superbly located for the town centre
- On road permit parking
- Good sized garden to rear
- Recently redecorated throughout
- Offered with NO ONWARD CHAIN
- Added benefit of a cellar
- Viewing highly recommended



Offers In The Region Of  
£265,000

A great opportunity to purchase this two bedroom, mid-terraced home within walking distance of the town centre. Benefits from a light and open-plan living space, a cellar and a long rear garden. Accommodation comprises two bedrooms, two reception rooms, cellar, kitchen and a shower room. In our opinion would make an ideal first time buy or investment purchase. NO ONWARD CHAIN.

#### ACCOMMODATION

Open plan sitting room with feature open fireplace and dining room. Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor. Space for fridge freezer and washing machine. Back door to side alley and garden. Cellar with power and light.

First floor. Main bedroom with built in wardrobes and original decorative fireplace. Bedroom Two with built in storage. Shower room comprising shower cubicle, wc and wash hand basin, wall mounted heated towel rail.

Outside to the rear is a long, newly fenced garden with paved patio areas both at the top and bottom. Metal shed and gated side access.

#### 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 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. AGENTS NOTE - please note there is a historic right of way on the deeds, please contact the office for further information.

AGENTS NOTE: The property is in a conservation area.

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

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

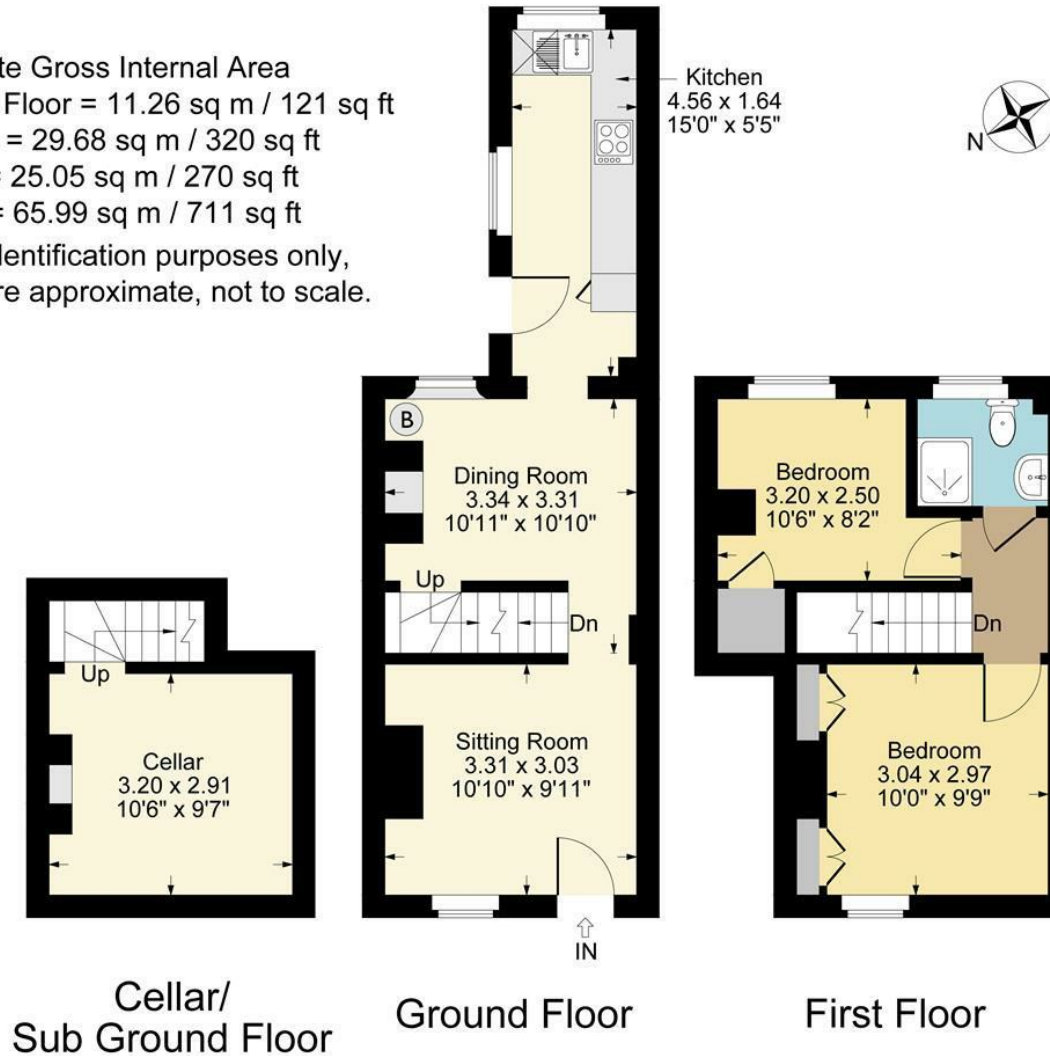
VIEWING: By Prior Appointment with the selling agent.

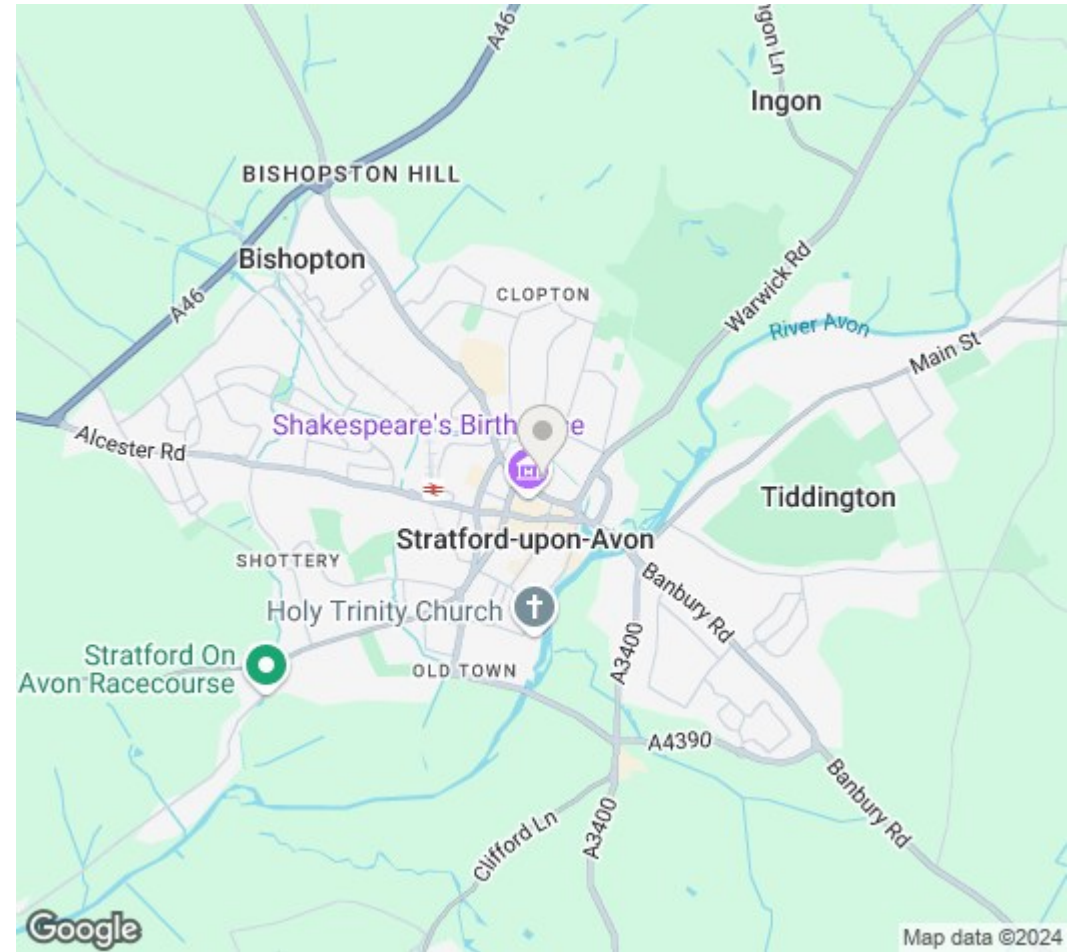


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Approximate Gross Internal Area  
Cellar/Sub Ground Floor = 11.26 sq m / 121 sq ft  
Ground Floor = 29.68 sq m / 320 sq ft  
First Floor = 25.05 sq m / 270 sq ft  
Total Area = 65.99 sq m / 711 sq ft

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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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