

Peter Clarke



Farr Cottage Smiths Lane, Snitterfield, Stratford-upon-Avon, CV37 0JY

- Charming character cottage
- Village centre location
- Unusually spacious
- Hall, sitting room with French doors to courtyard
- Kitchen/dining room
- Double bedroom and bathroom
- Parking for two cars
- Courtyard gardens to side and front
- NO CHAIN



£259,950

A very attractive one bedroom semi-detached character cottage situated in the village centre, providing sitting room, kitchen/dining room, bedroom and bathroom, and very useful loft. Off road parking for two cars, courtyard gardens. NO CHAIN

ACCOMMODATION

A front door leads to hall. Sitting room with dual aspect, square bay window to front, French doors to side, downlighters. Kitchen/dining room with range of cupboards and work surface with sink, space and plumbing for washing machine, electric cooker point, filter hood over, space for fridge freezer, storage cupboard, under stairs storage area, pebble gas fire.

First floor landing. Main bedroom with dual aspect, built in wardrobe. Bathroom with wc, wash basin and bath with shower over.

Paddle steps from the hall lead to a very useful loft storage which is plastered, carpeted with radiator, downlighters and four roof windows. Access to Baxi boiler.

Outside to the front are two parking spaces, lawn and gravelled front garden. Steps lead to a side courtyard style gravelled garden.

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 fired 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.

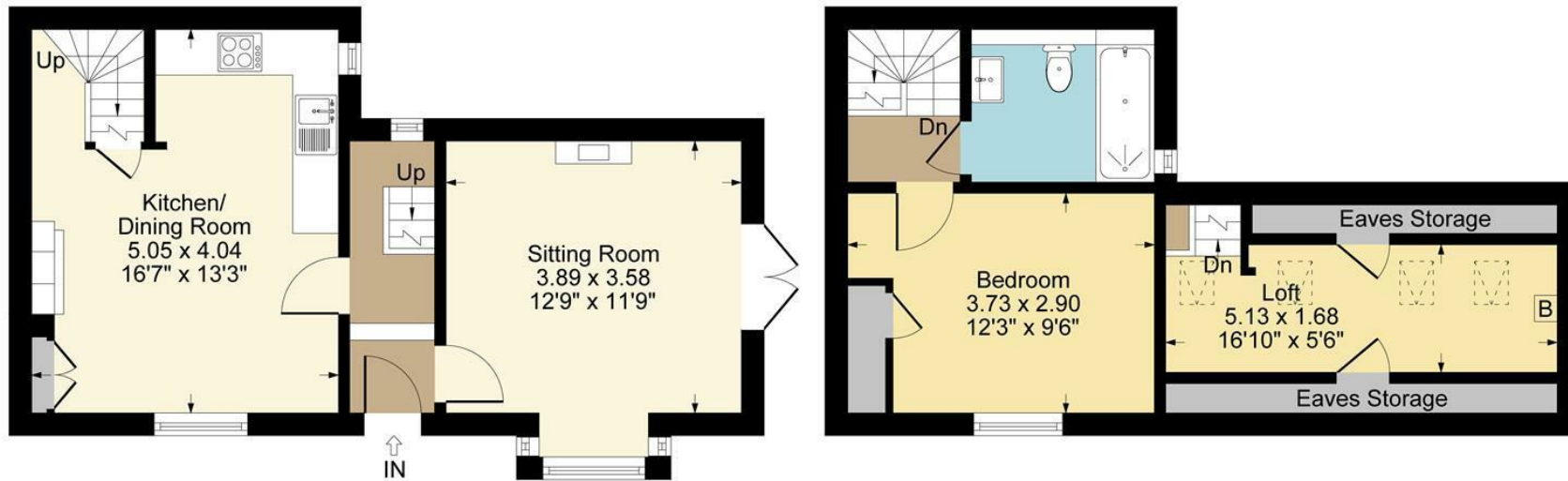
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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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Ground Floor

First Floor

Approximate Gross Internal Area = 70.16 sq m / 755 sq ft

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





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