

Peter Clarke



55 Shakespeare Street, Stratford-upon-Avon, CV37 6RN

- Town centre location
- Very attractive Grade II Listed terraced town house
- Good sized sitting/dining room with wood burner
- Re-fitted kitchen, utility, cloakroom
- Two bedrooms
- Bathroom
- Attractive private gardens



£298,000

A very attractive two bedroom Grade II Listed terraced town house situated very close to the town centre and beautifully presented and upgraded. Large sitting/dining room, re-fitted kitchen, utility and cloakroom, two bedrooms, bathroom, attractive private gardens.

ACCOMMODATION

Front door leads to Sitting Room with part polished flagstone floor and part oak floor, wood burning stove, bay window to front, door to Cellar. Re-Fitted Kitchen with sliding door to side, quartz worktop with upturn, contemporary units, ceramic sink, built in oven and grill, dishwasher, built in fridge, hob with oven and grill below, extractor fan over, downlighters, tiled floor, breakfast bar. Utility with space for fridge freezer, tiled floor, quartz worktop. Cloakroom with WC and wash basin, tiled floor and chrome heated towel rail.

Stairs to First Floor Landing. Bedroom One. Bedroom Two with storage cupboard. Bathroom with WC, wash basin with cupboards below and bath with shower over, rainfall shower head, chrome heated towel rail, access to Worcester gas heating boiler.

Outside, there is a shared gated path to side, gated access to rear garden with patio, lawn, decked seating area, garden store, planted borders. The garden is enclosed by wood fencing and wall.

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 gas, water, electricity 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.

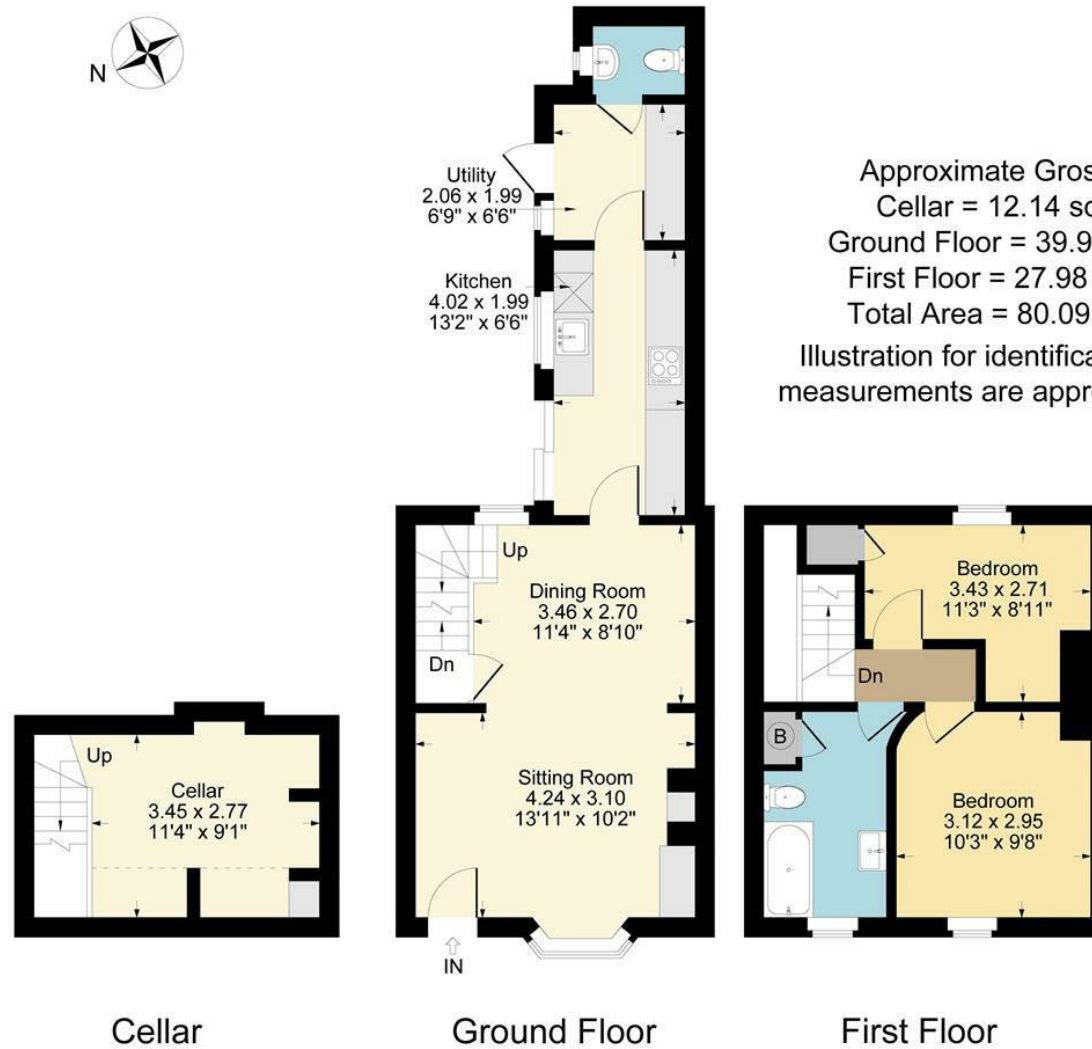
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

VIEWING: By Prior Appointment with the selling agent.



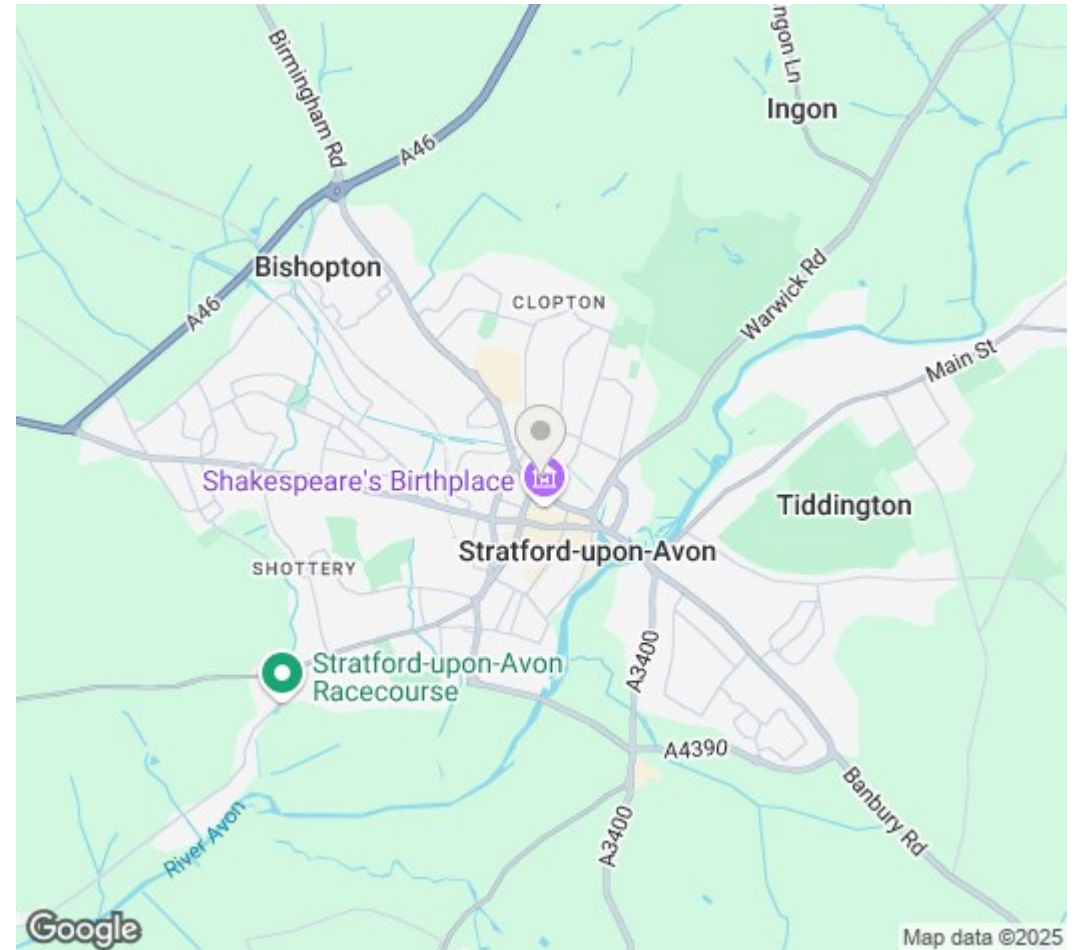
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Approximate Gross Internal Area
Cellar = 12.14 sq m / 131 sq ft
Ground Floor = 39.97 sq m / 430 sq ft
First Floor = 27.98 sq m / 301 sq ft
Total Area = 80.09 sq m / 862 sq ft

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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