

Peter Clarke

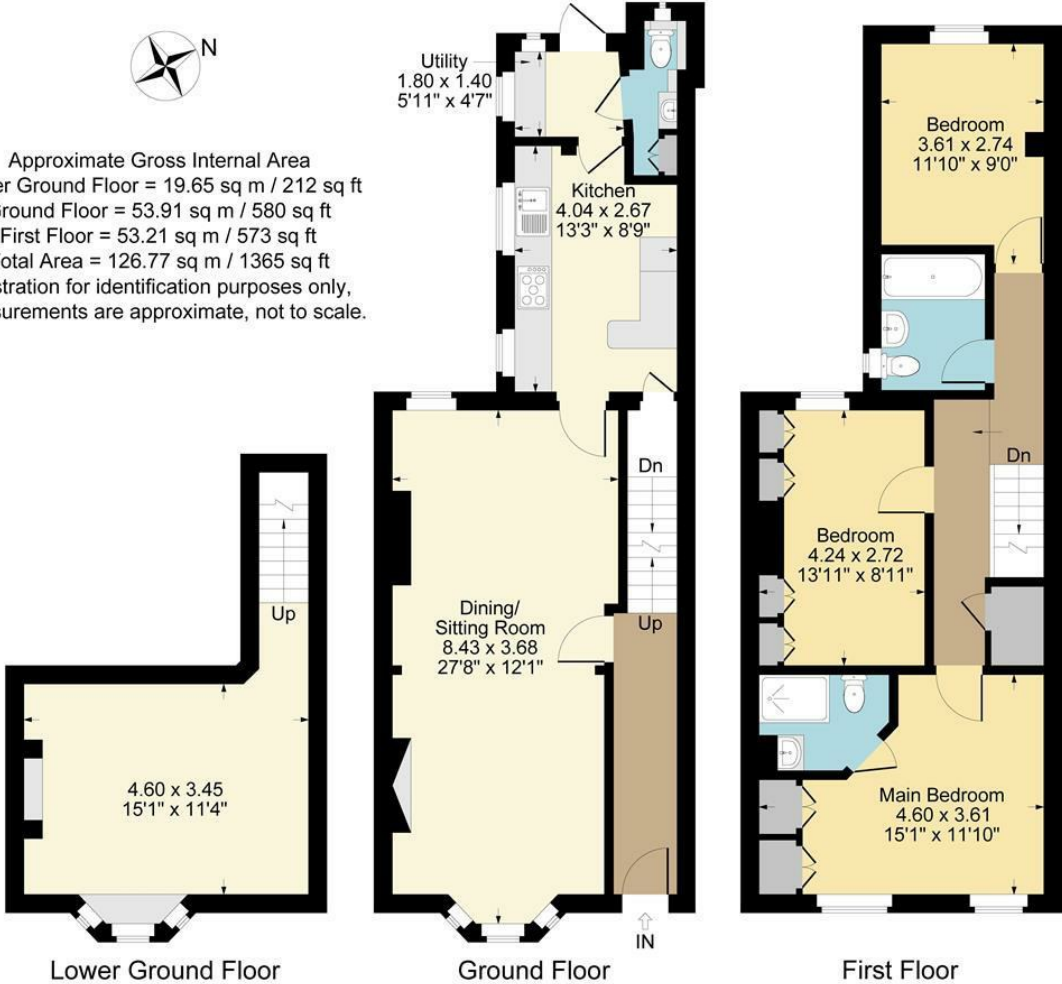


37 Broad Street, Stratford-upon-Avon, CV37 6HN

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Approximate Gross Internal Area  
 Lower Ground Floor = 19.65 sq m / 212 sq ft  
 Ground Floor = 53.91 sq m / 580 sq ft  
 First Floor = 53.21 sq m / 573 sq ft  
 Total Area = 126.77 sq m / 1365 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Period town house
- Sought after Old Town
- Upgraded and well presented
- Hall, sitting/dining room, refitted kitchen, utility and cloakroom
- Very useful cellar
- Three bedrooms, bathroom and en suite
- Attractive courtyard style gardens



Offers Over £525,000

A very well presented and upgraded three bedroomed period town house situated in the ever popular Old Town area of Stratford, in a conservation area, within walking distance of the town centre. Hall, good sized sitting/dining room, refitted kitchen, utility and cloakroom, very useful cellar, three bedrooms, bathroom and en suite, attractive courtyard style gardens.

#### ACCOMMODATION

A front door leads to

#### ENTRANCE HALL

#### SITTING/DINING ROOM

with bay window to front with window shutters, feature fireplace.

#### REFITTED KITCHEN

with range of cupboards having granite work top and upturn, one and a half bowl sink with granite drainer, four ring electric hob with filter hood over and splashback, pan drawers, built in oven and grill, microwave, space for fridge freezer, space and plumbing for dishwasher.

#### UTILITY ROOM

with space and plumbing for washing machine and dryer.

#### CLOAKROOM

with wc and wash basin.

#### USEFUL CELLAR

with wood effect floor, plastered, power and light, double glazed window to front.

#### FIRST FLOOR LANDING

access to roof space, large cloaks cupboard.

#### BEDROOM ONE

with two windows and window shutters, fitted wardrobes.

#### EN SUITE

with wc, wash basin and shower cubicle with curved screen, shower over, fully tiled walls, chrome heated towel rail, downlighters.

#### BEDROOM TWO

with excellent range of fitted wardrobes.

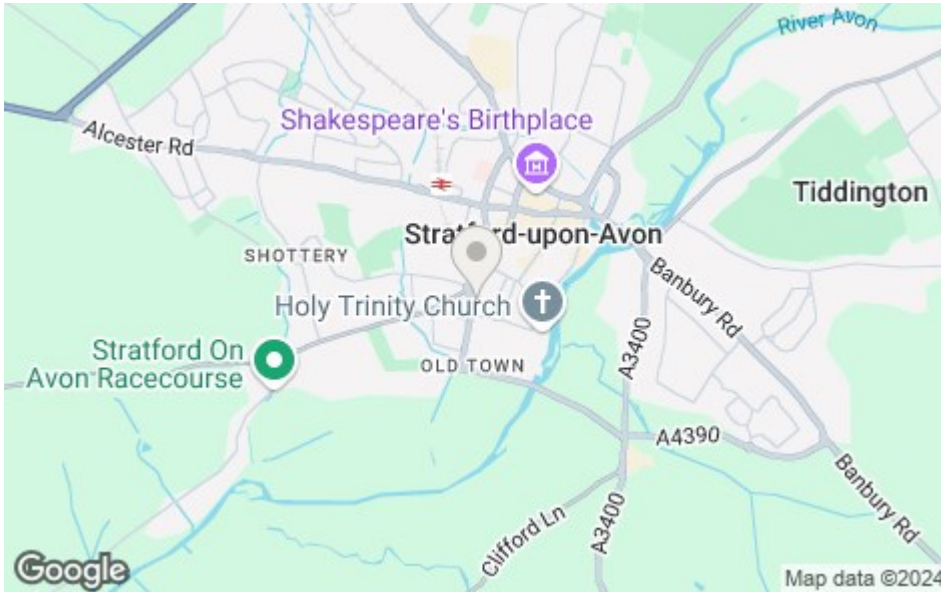
#### BEDROOM THREE

#### BATHROOM

with wc, wash basin and bath with shower over and shower screen, chrome heated towel rail.







## OUTSIDE

To the front there is a shallow foregarden. The rear garden is attractively block paved with evergreen, shrub and perennial planted borders and enclosed by wall and fencing with gated access to rear.

## 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.

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

**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.



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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