

Peter Clarke

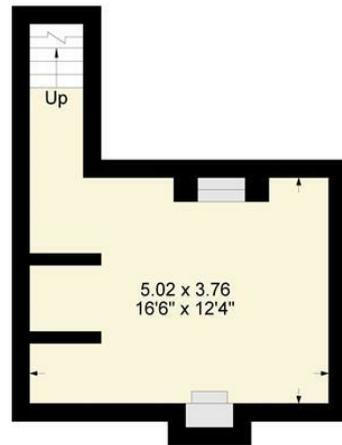


57 West Street, Stratford-upon-Avon, CV37 6DR

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Approximate Gross Internal Area  
 Cellar = 21.49 sq m / 231 sq ft  
 Ground Floor = 56.95 sq m / 613 sq ft  
 First Floor = 59.97 sq m / 646 sq ft  
 Total Area = 138.41 sq m / 1490 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Cellar



Ground Floor



First Floor



- Victorian townhouse in Old Town
- Three double bedrooms
- Flagstone hallway and two reception rooms
- Original features and so much potential
- Excellent walled garden with own dedicated access
- Room for extension (STPP)
- Almost 1,500 sq.ft. inc. cellar
- Superb opportunity



Offers Over £499,950

A Victorian mid-terraced three double bedroom brick and slate residence in need of modernisation and improvement over a floor area of 1,490 sq. ft. (inc. cellar). Original features including sash windows, flagstone floor, tall ceilings, fireplaces and cellar. The property offers a fantastic opportunity for someone to create a stunning town house and is of "good bones" but needing complete renovation. Set in a potentially beautiful, walled garden that would allow extension (STPP).

#### ACCOMMODATION

A front door opening to

#### HALLWAY

with flagstone floor and stairs rising to first floor. Original four panel door off to

#### SITTING ROOM

with original pull-up sash shutters, picture rail.

#### DINING ROOM

with double glazed window to rear and gas fire (not tested), oak fire surround and part tiled. Door to

#### CELLAR

brick steps descend to a brick floor, single chamber, gas and electric meters and fuse box.

#### KITCHEN

painted brick corbelled arch features, base cupboard units with stainless steel sink, space

for appliances, further built in cupboards and Worcester gas fired central heating boiler, tiled fireplace.

#### FIRST FLOOR LANDING

hatch to roof space, and large linen/storage cupboard.

#### MAIN BEDROOM

fireplace with inset grate.

#### BEDROOM TWO

(rear), with fireplace and view over the garden.

#### BEDROOM THREE

another good double room.

#### BATHROOM

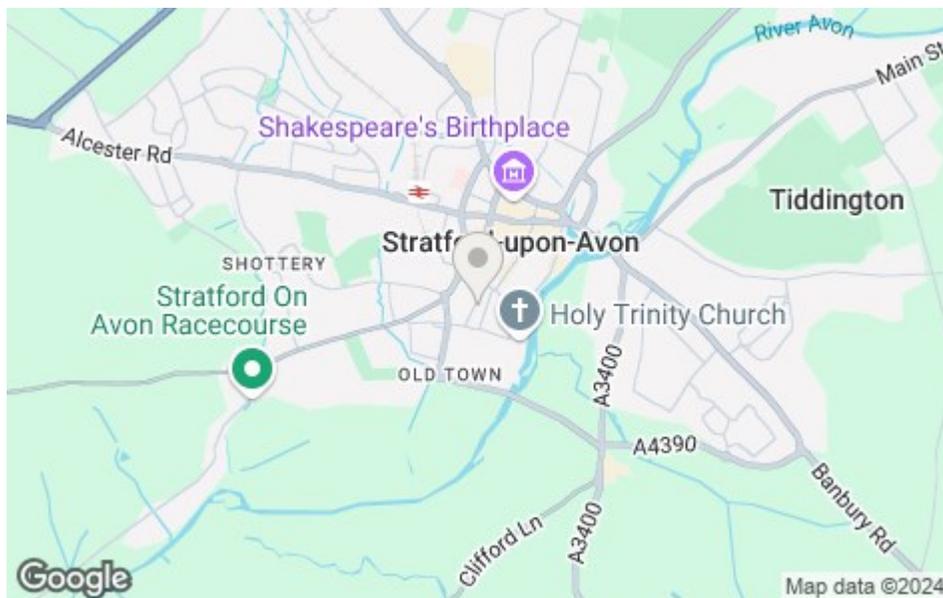
wash hand basin and bath, built in former airing cupboard.

#### SEPARATE WC

with another hatch to roof space.







## OUTSIDE

### REAR WALLED GARDEN

From West Street, a dedicated covered passage leads to the rear walled garden which has a concrete sitting area immediately adjoining the side and rear of the property. A pitched roof lean-to glazed garden/potting shed and brick outside wc. Further pathways and sitting areas, planted borders and conifers. AGENT NOTE: The garden wall is supported but is severely bowed.

### 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:** The property is understood to be in a conservation area.

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

**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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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