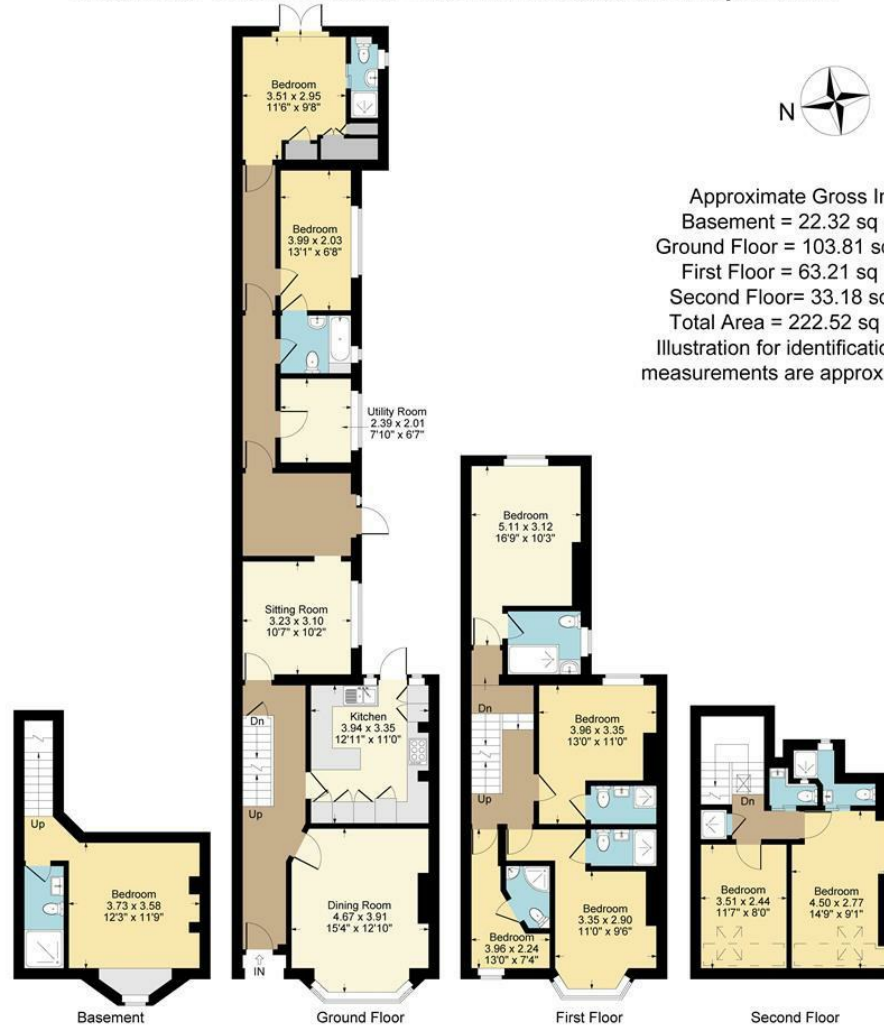


Peter Clarke



Broadlands, 23 Evesham Place, Stratford-upon-Avon, CV37 6HT

**Broadlands Guest House, 23 Evesham Place, Stratford-upon-Avon**



Approximate Gross Internal Area  
 Basement = 22.32 sq m / 240 sq ft  
 Ground Floor = 103.81 sq m / 1117 sq ft  
 First Floor = 63.21 sq m / 680 sq ft  
 Second Floor = 33.18 sq m / 357 sq ft  
 Total Area = 222.52 sq m / 2394 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Beautifully presented and upgraded guest house
- Town centre location with parking for five cars
- Sold with goodwill, fixtures and fittings
- Excellent owners accommodation
- Potential for residential use (STPP)
- 8/9 bedrooms



Guide Price £735,000

A beautifully presented eight to nine bedroom guest house situated in the town centre and being sold with five parking spaces, goodwill, fixtures and fittings. Excellent owners accommodation with two bedrooms, upgraded and beautifully presented throughout. Situated in the town centre. Potential for residential use (STPP). [Www.broadlandsguesthouse.co.uk](http://www.broadlandsguesthouse.co.uk).

#### ACCOMMODATION

A front door leads to

#### DINING ROOM

with bay window to front.

#### EXCELLENT REFITTED KITCHEN

contemporary grey units with granite work tops incorporating Franke one and a half bowl sink with boiling water tap, built in freezer, dishwasher, full length built in fridge, range oven with seven burner hob, double oven and grill below, large storage cupboard with granite shelf and sockets for appliances.

#### BASEMENT/CELLAR BEDROOM

with double glazed window to front.

#### EN SUITE

with wc, wash basin and large shower cubicle.

#### PRIVATE OWNERS ACCOMMODATION

#### SITTING ROOM

with wood effect floor.

#### UTILITY

with space and plumbing for washing machine, space for dryer, two gas heating boilers.

#### BATHROOM

with wc, wash basin and bath with mains shower and shower attachment.

#### BEDROOM ONE

with fitted wardrobes, dressing table and drawers, French doors to rear courtyard.

#### EN SUITE

with wc, wash basin, shower cubicle.

#### BEDROOM TWO

with linoleum flooring.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

#### EN SUITE

with wc, wash basin and shower cubicle.

#### BEDROOM TWO

#### EN SUITE

wc, wash basin and shower cubicle.

#### BEDROOM THREE

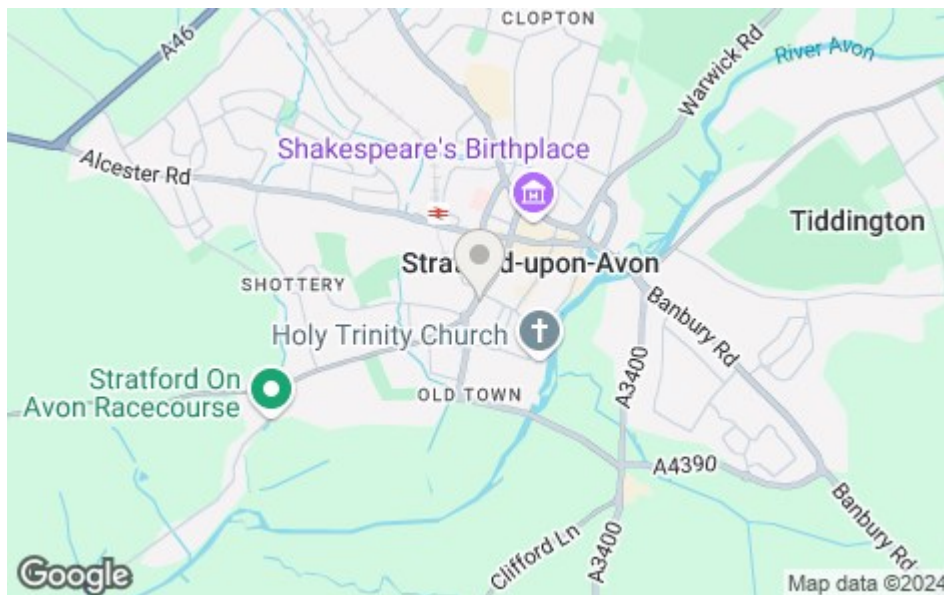
fitted wardrobe.

#### EN SUITE

with wc, wash basin and shower cubicle.







#### **BEDROOM FOUR**

fitted cabin bed.

#### **EN SUITE**

with wc, wash basin and shower cubicle.

#### **SECOND FLOOR LANDING**

#### **BEDROOM FIVE**

roof window.

#### **EN SUITE**

with wc, wash basin and shower cubicle.

#### **BEDROOM SIX**

roof window, fitted wardrobe, shower cubicle.

#### **SEPARATE CLOAKROOM**

with wc and wash basin.

#### **OUTSIDE**

There is a courtyard front garden with planted borders and iron railings.

#### **REAR GARDEN**

with paving to side and planted border. Rear block paved courtyard. Large garden shed. Bin store area. Gated access to rear leading to Chestnut Walk.

Situated across the road off Evesham Place, there are two parking spaces and three car ports which are to be sold with the property.

## 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.

**BUSINESS RATES:** The current Rateable Value of the property is £5,200.

**COUNCIL TAX:** The Council Tax is levied by Stratford on Avon District Council and the flat lies in Band A.

**CURRENT COMMERCIAL ENERGY PERFORMANCE CERTIFICATE RATING:** C. 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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