

Peter Clarke



7 Old Town Mews, Old Town, Stratford-upon-Avon, Warwickshire, CV37 6GP

- Well presented mews style property
- Hall and cloakroom
- Kitchen breakfast room, sitting/dining room
- Garden room
- Three bedrooms and bathroom
- Courtyard garden, parking and garage
- Close walking distance to town centre



Guide Price £350,000

A very well presented three bedroom mews style property situated in the middle of the development, with good sized sitting/dining room with fireplace, garden room, kitchen/breakfast room, three bedrooms, bathroom, courtyard style garden, parking and garage. Walking distance to town centre.

ACCOMMODATION

A front door leads to entrance hall. Cloakroom with wc and wash basin. Kitchen/breakfast room with range of quality oak fronted units providing cupboards, work surface, storage space, one and a half bowl sink, four ring gas hob, Neff built in oven, grill and microwave, space for fridge freezer, built in dishwasher, space and plumbing for washing machine, tiled floor. L shaped sitting/dining room with storage cupboard, feature fireplace with exposed brick chimney breast, coal effect gas fire, sliding door to garden room with sliding door to garden.

First floor landing with access to roof space, airing cupboard with recently fitted Worcester gas heating boiler. Bedroom One with downlighters, fitted wardrobes, dressing table and drawers, bedside cabinets with cupboards over. Bedroom Two. Bedroom Three. Bathroom with wc, wash basin and bath with electric shower over.

Outside there is a shallow gravelled foregarden with planted border and tree. Rear garden which is paved with planted borders, wood fencing, garden shed and gated access to shared drive to side which leads to parking space and access to garage of brick and pitched tiled roof construction with up and over door to front.

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 E.

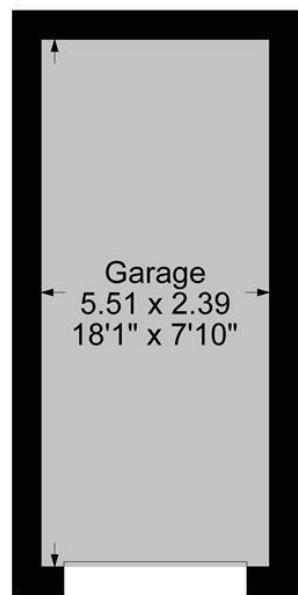
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

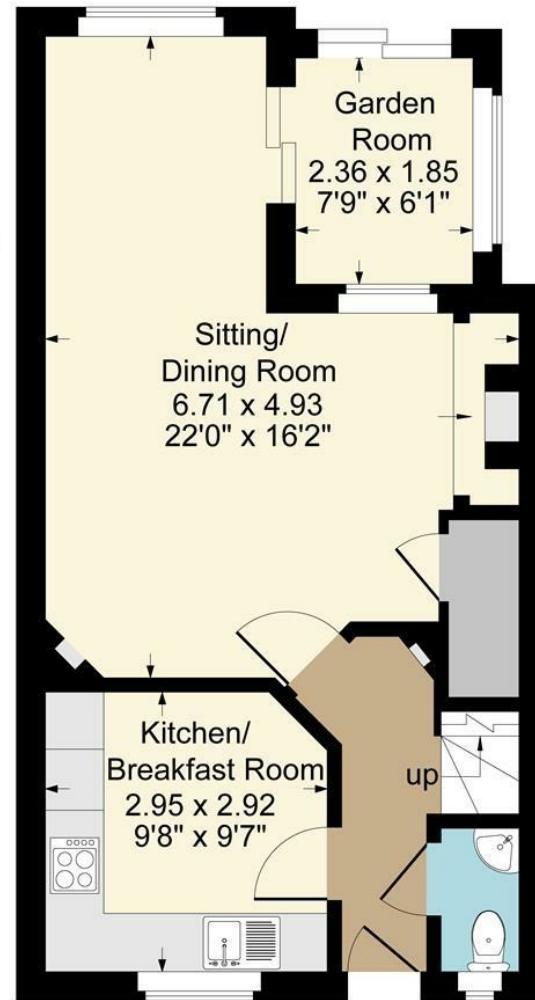


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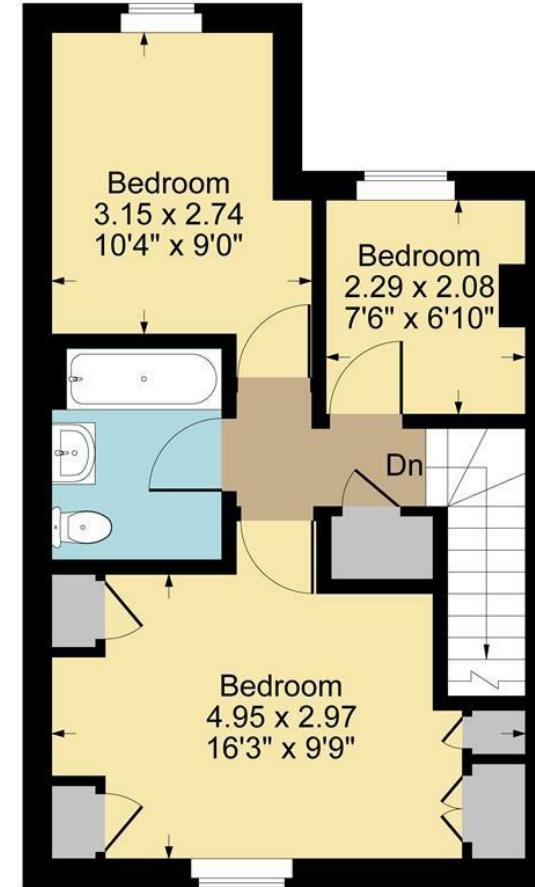
Approximate Gross Internal Area
Ground Floor = 46.54 sq m / 501 sq ft
First Floor = 38.14 sq m / 411 sq ft
Garage = 13.15 sq m / 142 sq ft
Total Area = 97.83 sq m / 1054 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage

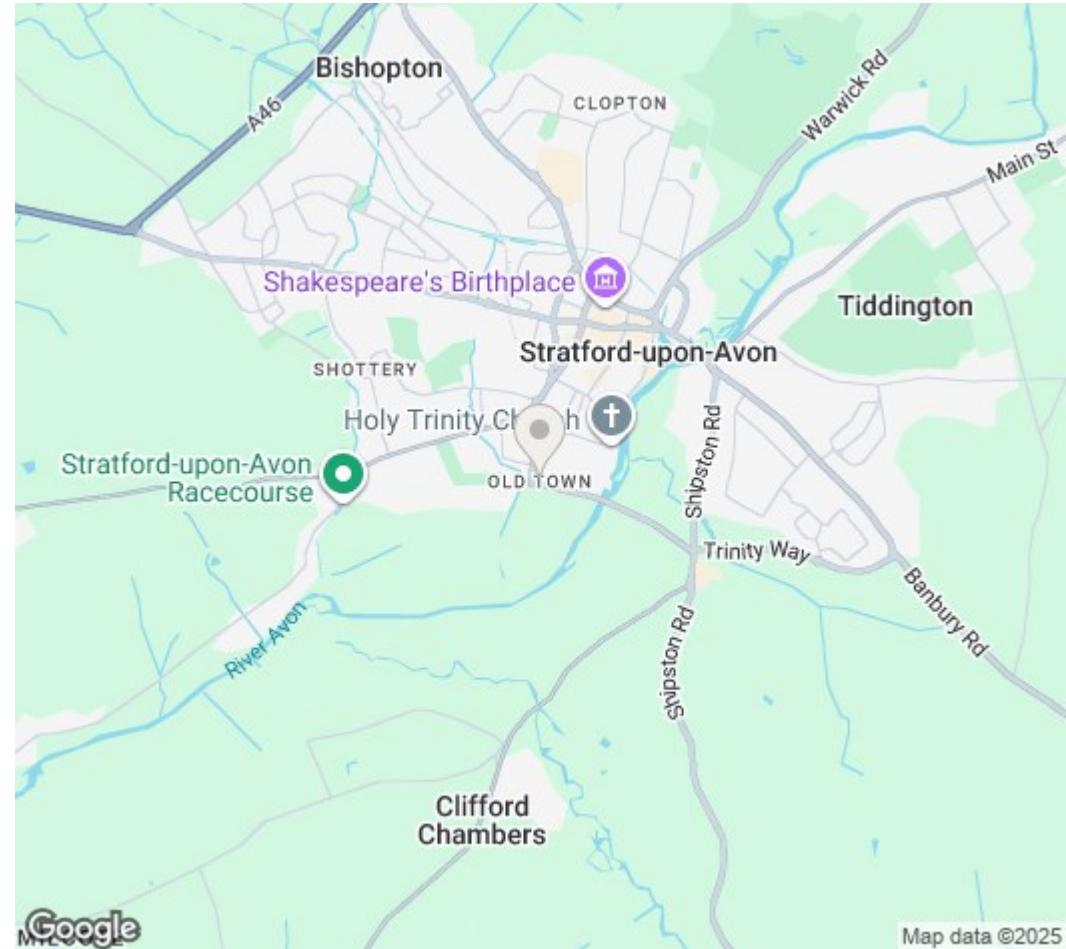


Ground Floor ^{IN}



First Floor





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 or 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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