

Peter Clarke



22 Ryland Street, Stratford-upon-Avon, CV37 6BP



- NO CHAIN
- Two bedroom cottage in Old Town
- Plenty of scope to update and improve
- Low maintenance garden with southerly aspect
- Sitting/dining room and kitchen
- Viewing highly recommended



£299,950

A superb opportunity to purchase this two bedroom cottage in Old Town with open plan sitting/dining room, kitchen and ground floor bathroom. Further benefits include a low maintenance garden and NO ONWARD CHAIN.

#### ACCOMMODATION

Open plan sitting/dining room with windows to front and rear, trap door to cellar, gas fireplace and stairs to landing. Kitchen with window to rear, range of wall and base units with work top over incorporating stainless steel sink with drainer, space for gas cooker and appliances. Rear hall with airing cupboard housing gas boiler, and door to garden. Bathroom with opaque window to rear, bath, wash hand basin and wc.

First floor landing with loft hatch. Bedroom with window to front, fitted double wardrobe. Bedroom with window to rear and over stairs cupboard.

Outside to the rear, and with a southerly aspect, is a mix of paved pathways, patio, planted beds, mature shrubs and panel fence boundaries, wrought iron side gate leading to shared passageway.

#### 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. There is a refuse right of way from the neighbouring property over number 22 connecting to the shared passageways.

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

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

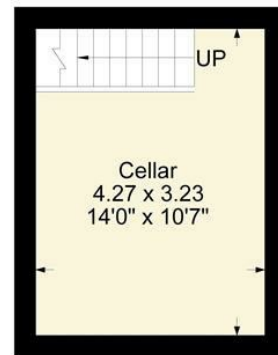
**VIEWING:** By Prior Appointment with the selling agent.



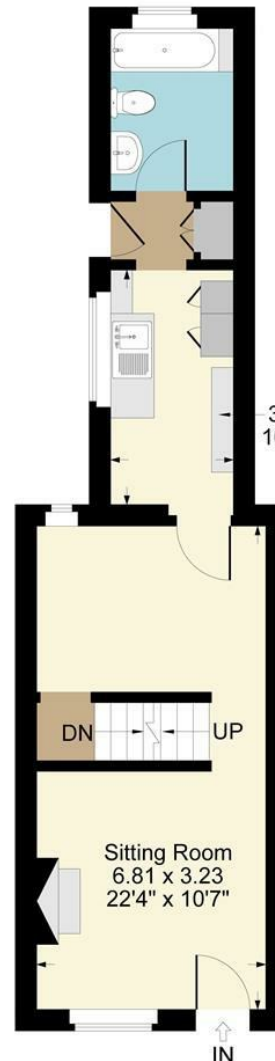
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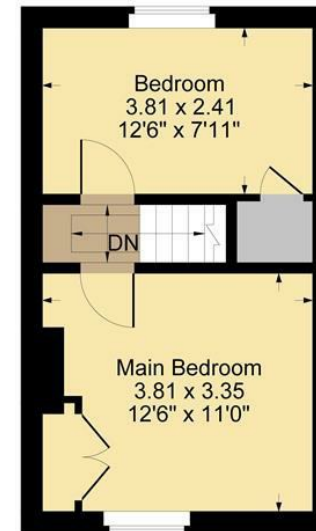
Approximate Gross Internal Area  
Lower Ground Floor = 13.92 sq m / 150 sq ft  
Ground Floor = 34.06 sq m / 367 sq ft  
First Floor = 25.93 sq m / 279 sq ft  
Total Area = 73.91 sq m / 796 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Lower Ground Floor



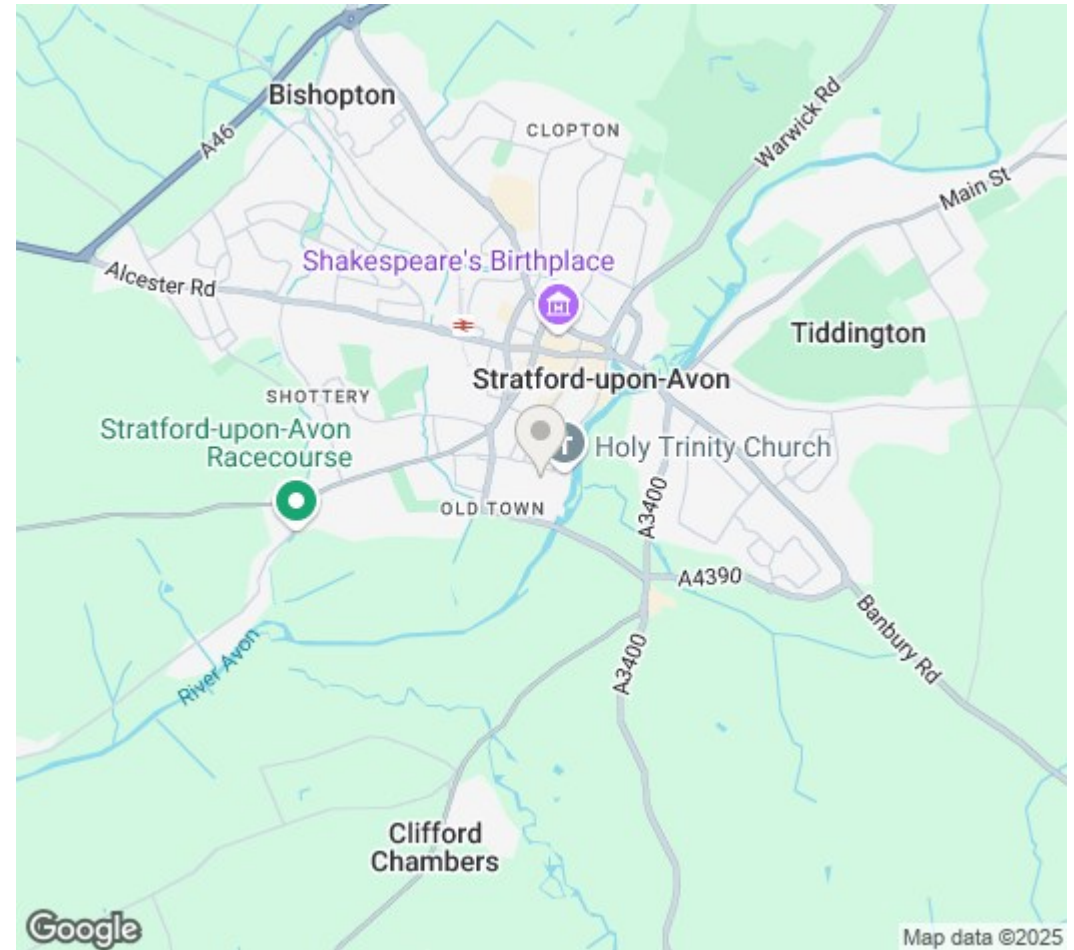
Ground Floor



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 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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serving South Warwickshire & North Cotswolds

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