

Peter Clarke



4 Sunshine Cottages, Shottery, Stratford-upon-Avon, CV37 9HB

- End of terrace cottage
- Extended and much improved
- Tucked away location in Shottery
- Ideal holiday let, rental or downsize property
- Stylish open plan kitchen/dining room
- Views to front and rear
- Viewing highly recommended



£375,000

A charming two double bedroom end of terrace cottage located in a tucked away position within Shottery. Accommodation comprises in brief: sitting room, open plan kitchen/dining room, cloakroom, landing, two double bedrooms and a shower room. Outside to the front and rear are landscaped gardens.

ACCOMMODATION

Door opens to sitting room with window to front, fireplace housing wood burning stove, Karndean flooring. Stylish open plan kitchen/dining room with a range of matching wall and base units with work top over incorporating double Belfast style sink, gas cooker with extractor fan hood over, integrated microwave, fridge freezer. Opens into dining area with velux skylight, windows and door to rear, Karndean flooring throughout. Cloakroom with opaque window to rear, wash hand basin unit with low level cupboard, wc, plumbing for washing machine, wall mounted Worcester boiler, Karndean flooring.

Landing with loft hatch and fitted ladder. Bedroom with window to front, feature exposed brickwork, Karndean flooring. Bedroom with window to rear, fitted storage cupboard, Karndean flooring. Upgraded shower room with window to rear, over stairs cupboard, double length walk in shower, pedestal wash hand basin, wc, Karndean flooring.

Outside to the front are a mixture of planted beds, stone chipping seating area, tiled steps, side gate leading to shared passageway, gate to rear garden where there is a mix of paved pathways, patios, laid to lawn, planted beds, mature shrubs and small trees. Outside light, power and tap. At the rear of the garden is a greenhouse, timber shed and brick outbuilding. On road parking.

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.

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 shared refuse pathway and a flying freehold over this pathway.

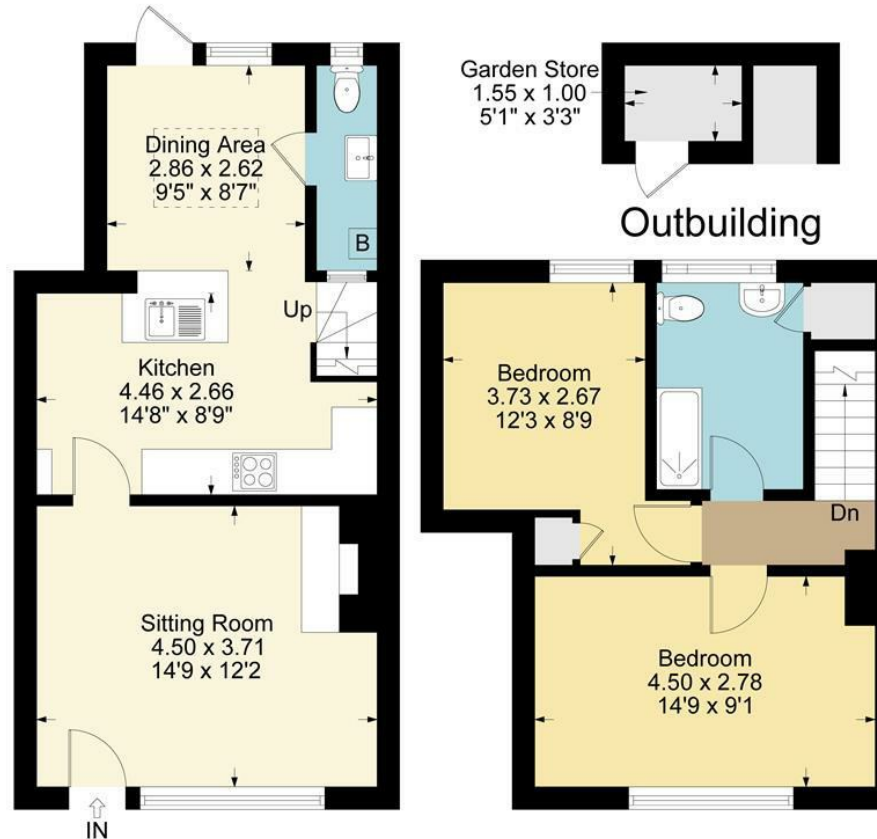
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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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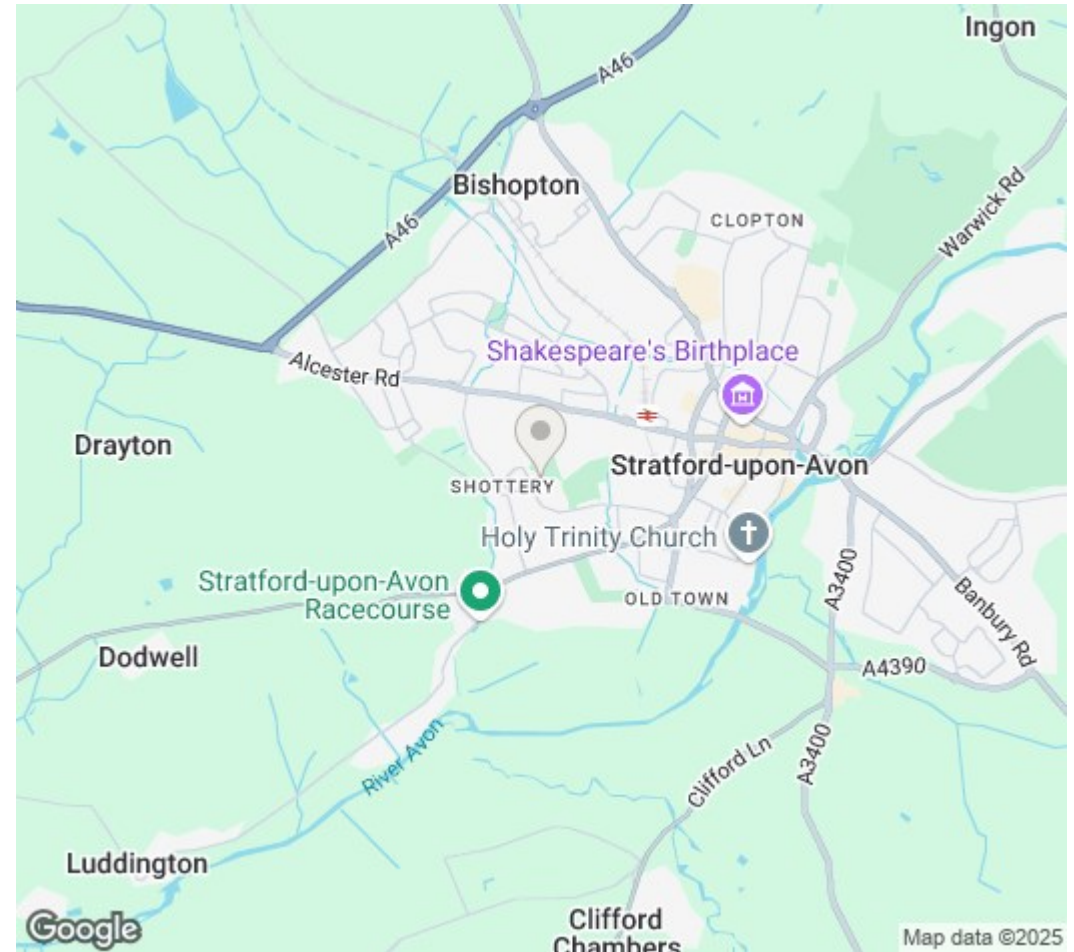
Ground Floor

First Floor

Approximate Gross Internal Area = 76.22 sq m / 820 sq ft
(Including Outbuilding)

Illustration for identification purposes only,
measurements are approximate, not to scale.





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
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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