

Peter Clarke



34 Shottery Road, Stratford-upon-Avon, Warwickshire, CV37 9QB

- Victorian semi-detached
- Two bedrooms
- Charming cottage
- Period features
- Well presented
- Easily managed gardens



£265,000

A charming semi-detached painted two bedroom Victorian cottage with retained period features, offering great further scope and potential. Located within close proximity of the town, Shottery Fields and local amenities, the property stands back off the road behind a gated pathway and entrance.

#### ACCOMMODATION

Porch leading to entrance hall with stairs to first floor, under stairs cupboard. Sitting room with electric night storage heater, window to front and dining nook. Kitchen with range of base and wall cupboard and drawer units, single stainless steel sink, oven (part working), space for fridge, Moffet four ring gas hob.

Landing, Bedroom 1 with electric night storage heater and built in furniture. Bedroom 2 with electric night storage heater and built in furniture. Bathroom with wash hand basin, wc and bath with shower over, airing cupboard with hot water tank.

Located at the rear is a fully enclosed walled and fenced garden being almost entirely paved but with ornamental beds and borders. The garden shed is included in the sale with a fitted work bench and vice. There is a pathway to the side of the cottage which gives a gated access into the garden, but also serves further properties beyond. Importantly it falls outside of the existing garden boundary but is owned by 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. Electric night storage heaters.

**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 C.

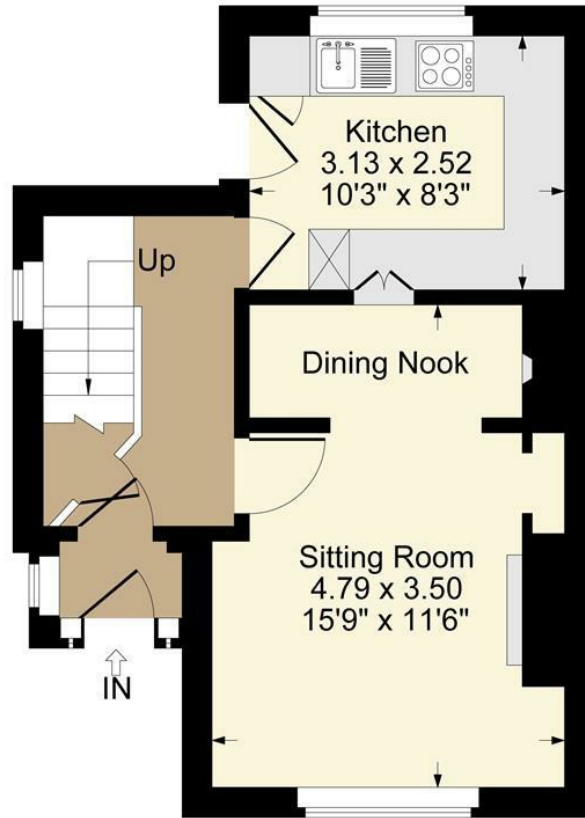
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** F. A full copy of the EPC is available at the office if required.

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

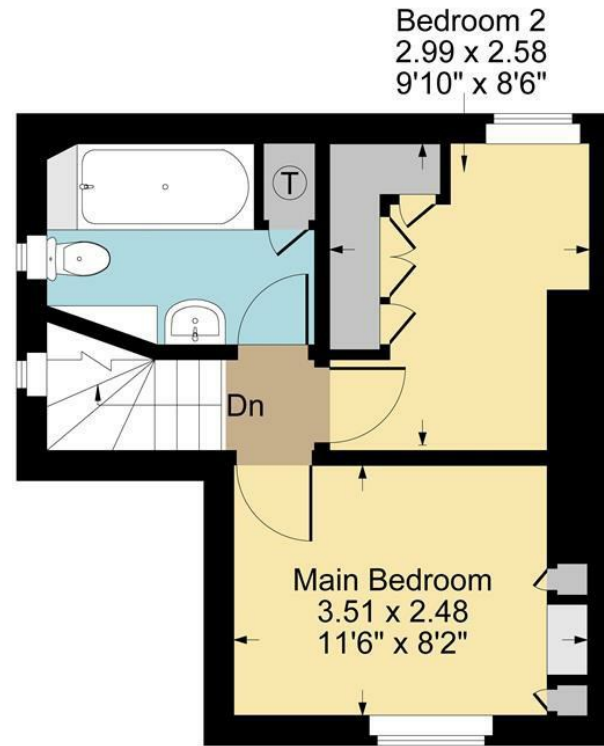




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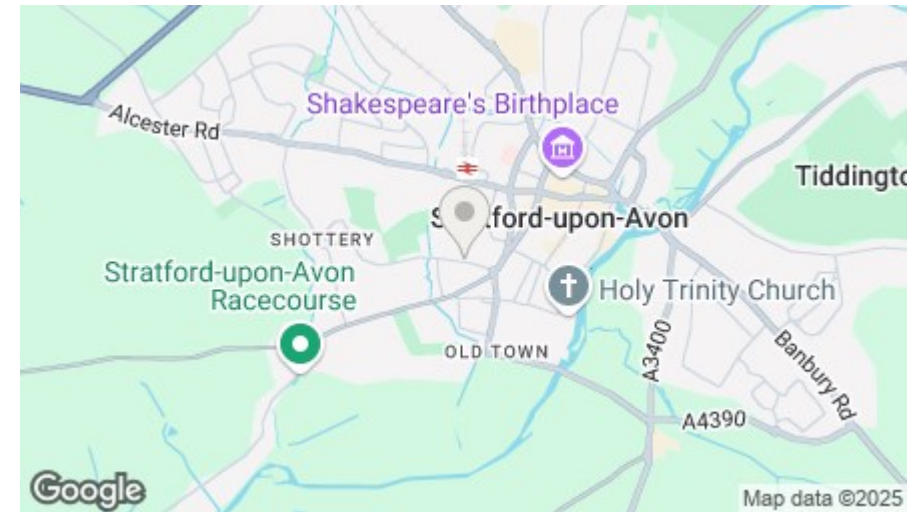
Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 32.01 sq m / 345 sq ft  
First Floor = 25.68 sq m / 277 sq ft  
Total Area = 57.69 sq m / 622 sq ft  
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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serving South Warwickshire & North Cotswolds

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