

Peter Clarke



22 Broad Street, Stratford-upon-Avon, CV37 6HN

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Approximate Gross Internal Area  
 Cellar = 16.21 sq m / 174 sq ft  
 Ground Floor = 68.29 sq m / 735 sq ft  
 First Floor = 44.04 sq m / 474 sq ft  
 Total Area = 128.54 sq m / 1383 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

020 300 100 000



- Surprisingly spacious period town house
- Stunning open plan kitchen/dining/living/entertainin space
- Bi-folding doors to garden
- Separate sitting room with fireplace
- Two double bedrooms and spacious bathroom
- Lovely cast iron radiators
- Very attractive gardens
- Within close walking distance of town centre



Guide Price £625,000

An exceptional, surprisingly spacious and tastefully upgraded town house with outstanding approx 33'6" kitchen/dining/sitting/entertaining space, with bi-folding doors to the pretty garden. Sitting room with fireplace, two double bedrooms, large bathroom, very attractive gardens. Old Town location within a very close walk to the town centre.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with original flagstone floor.

### SITTING ROOM

with exposed wood floor, open fireplace with feature surround, hand made cupboards and shelving, window shutters.

### OPEN PLAN

### KITCHEN/DINING/ENTERTAINING SPACE

with part glazed roof, two large roof windows and two bi-folding doors to garden terrace.

### SITTING AREA

with original flagstone floor, fireplace, fitted cupboards.

### KITCHEN/DINING ROOM AREA

with range of cupboards and work surface, ceramic sink, built in fridge freezer, built in dishwasher, range oven, oak floor, downlighters. Steps to cellar and underfloor heating.

### USEFUL CELLAR

which is plastered, radiator, flooring, window to front, power and light. Currently used as a den and for cinema.

### FIRST FLOOR LANDING

access to roof space, loft ladder with access to boiler. Double doors leading to a very large storage cupboard/extra wardrobe.

### BEDROOM ONE

with window shutters, original fireplace, exposed wood floor.

### BEDROOM TWO

cast iron fireplace and built in wardrobes.

### SPACIOUS BATHROOM

with wc, wash basin and bath with shower attachment, separate shower cubicle, exposed wood floor, ladder towel rail.

### OUTSIDE

### VERY PRETTY GARDEN

with flagstone terrace, block paved path, evergreen, shrub and perennial planted borders

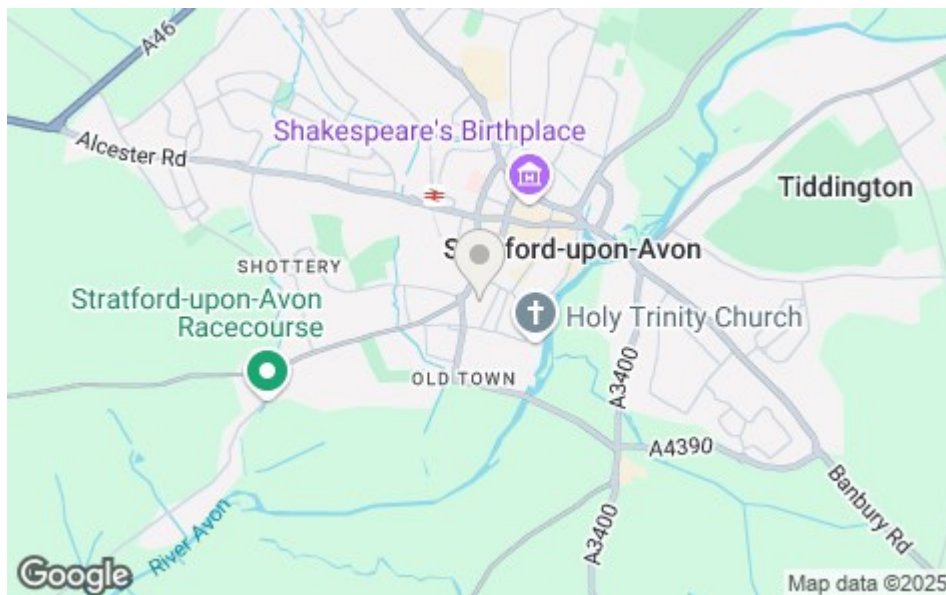












with acers. Potting shed. Gated access to rear leading to Narrow Lane. The garden is enclosed by wood fencing and wall.

## 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 D.

**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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