



81 Shipston Road, Stratford-upon-Avon, Warwickshire, CV37 7LW

- Walking distance of the town centre
- Off road parking to the front
- Potential for home office
- Two reception rooms
- First floor bathroom
- Attractive rear garden



£335,000

Within walking distance of the town centre, is this newly decorated, well presented two bedroom Victorian terrace boasting an off road parking space to the front and an attractive rear garden, offering potential for a home office. Also comprising sitting room, dining room, kitchen with bi-folding doors to the garden, and a bathroom. NO ONWARD CHAIN

ACCOMMODATION

Sitting room with feature brick fireplace with built in storage either side. Dining room with door to cellar and door to stairs. Kitchen with matching wall, base and drawer units with wooden work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, grill, five ring gas hob and overhead extractor, space for fridge freezer, washing machine and tumble dryer, door to side and bi-folding doors to garden, velux roof lights.

Upstairs there is a landing with loft access, two bedrooms both with built in wardrobes. Bathroom with a white suite comprising P shaped bath with shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.

Outside to the rear is a well stocked garden comprising decked area off the kitchen with steps to a lawned garden lined with shrub and hedge borders. To the rear is a further decked area with a timber outhouse having power and light, that with a few modifications would make an ideal home office. Side gate leading to shared passageway allowing access to the front. Timber bin store to the side. To the front is an off road parking space for one car accessed via a dropped kerb.

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.

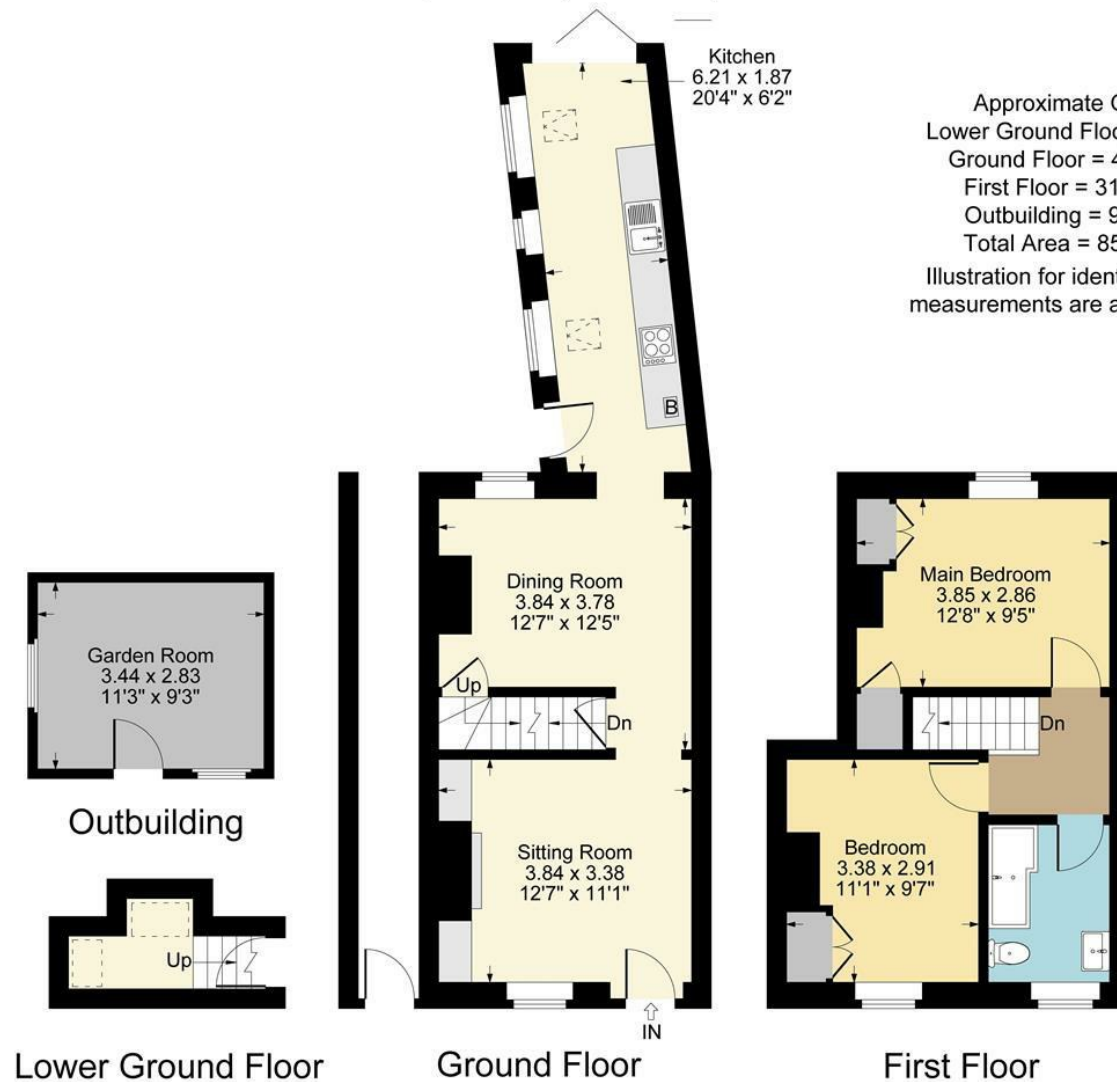
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.

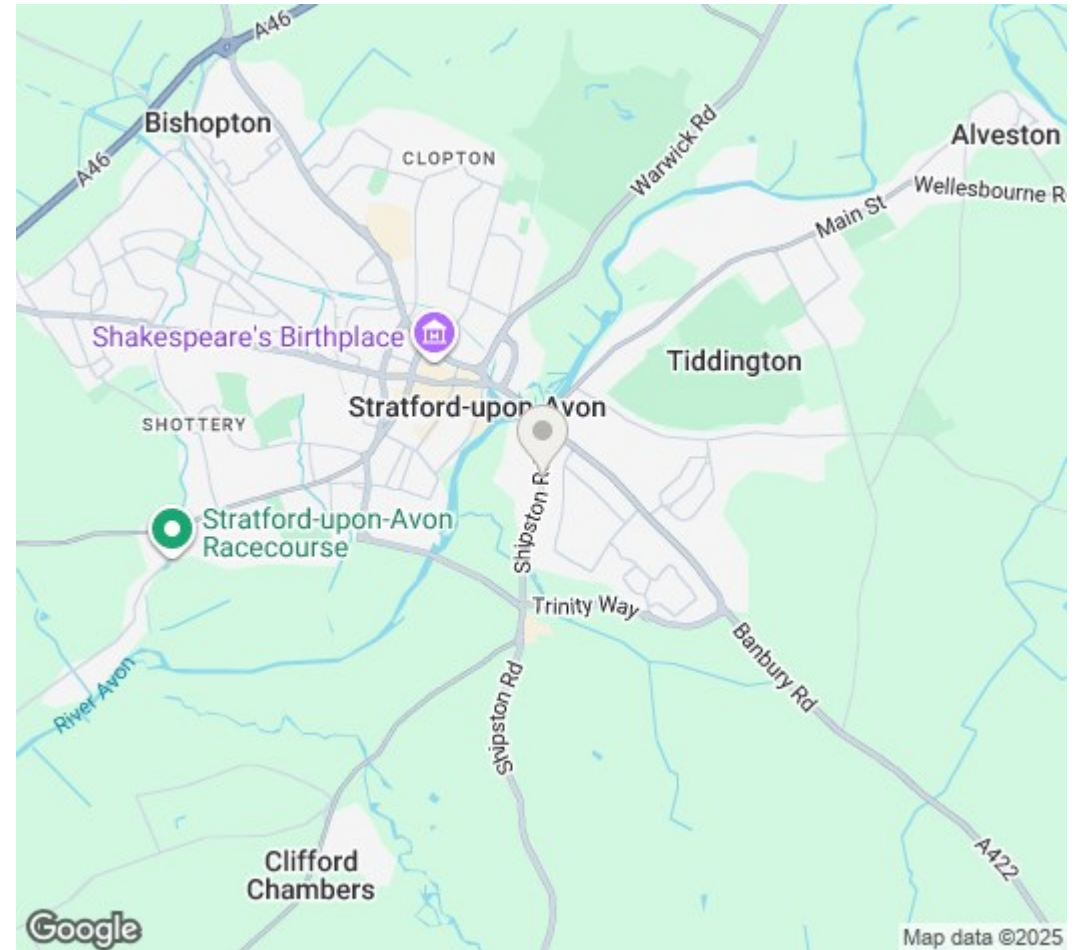


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Approximate Gross Internal Area
Lower Ground Floor = 2.96 sq m / 32 sq ft
Ground Floor = 40.61 sq m / 437 sq ft
First Floor = 31.78 sq m / 342 sq ft
Outbuilding = 9.73 sq m / 105 sq ft
Total Area = 85.08 sq m / 916 sq ft

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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