



Peter Clarke

43 Longfellow Road, Stratford-upon-Avon, CV37 7LE

- Popular location south of the river
- Two double bedrooms
- Ideal investment property, first time buy or downsize property
- Rear garden
- Tucked away position
- Allocated parking space



£275,000

Located in a tucked away position, is this well proportioned two double bedroom mid-terrace house with rear garden and allocated parking space close by. The property would make an ideal investment, first time buy or downsize property.

ACCOMMODATION

Entrance hall, cloakroom with wc and wash hand basin. Refurbished kitchen with range of matching wall and base units with work top over incorporating stainless steel sink with drainer, space for oven and washing machine. Sitting/dining room being L shaped and with understairs storage cupboard.

First floor landing with loft hatch and airing cupboard housing immersion water tank. Double bedroom. Second double bedroom. Refitted shower room with shower over, wash basin and wc.

Outside to the front is a paved pathway partly laid to lawn leading to a canopy porch. Rear garden with patio, lawn with raised beds, good sized timber shed, gate to rear leading to rear car park with an allocated parking space.

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.

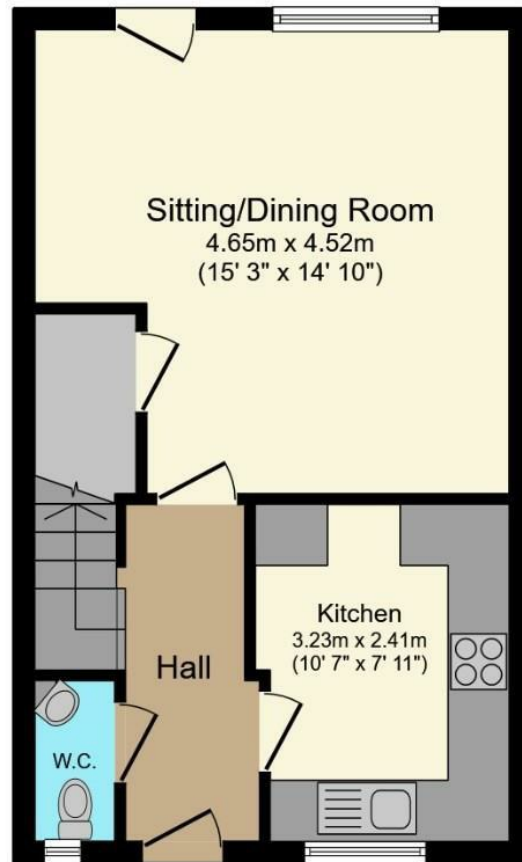
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

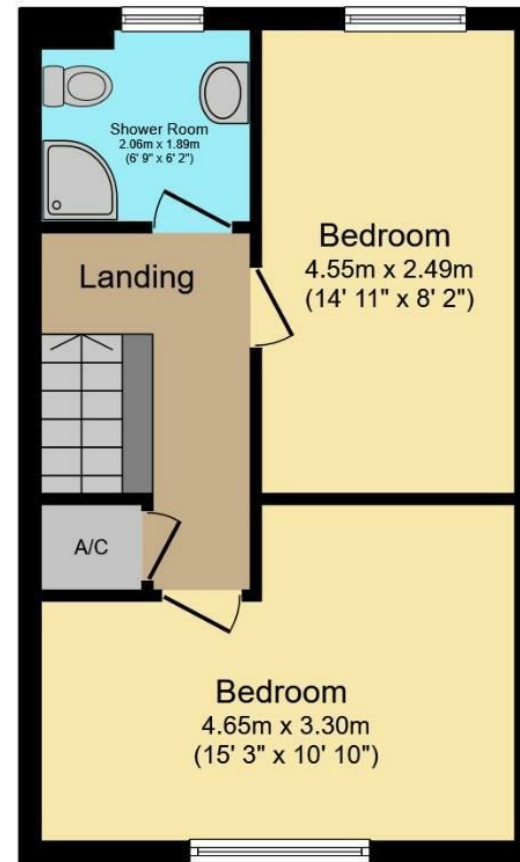


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Ground Floor

Floor area 36.9 sq.m. (398 sq.ft.)

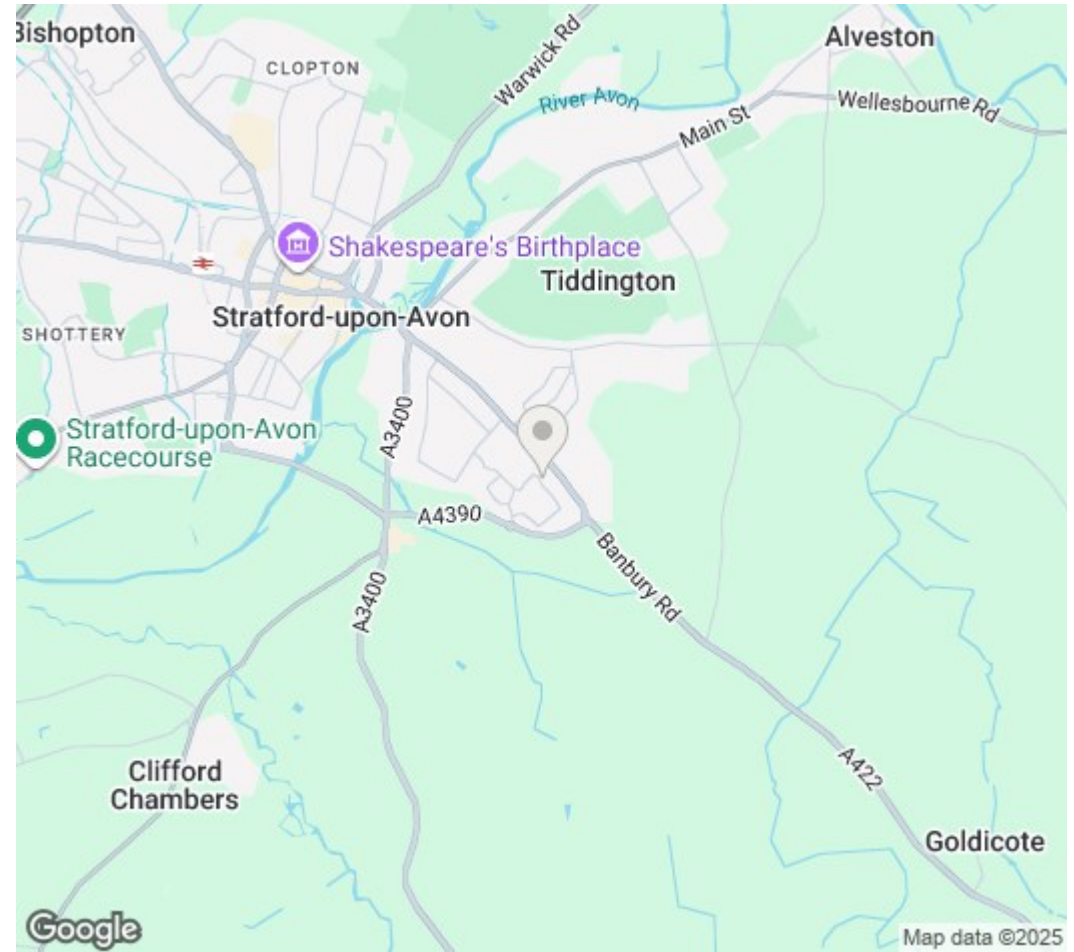


First Floor

Floor area 36.9 sq.m. (398 sq.ft.)

Total floor area: 73.9 sq.m. (795 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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