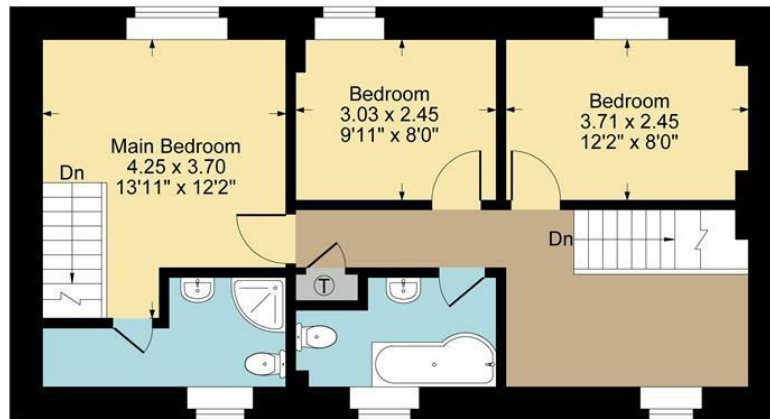


Peter Clarke

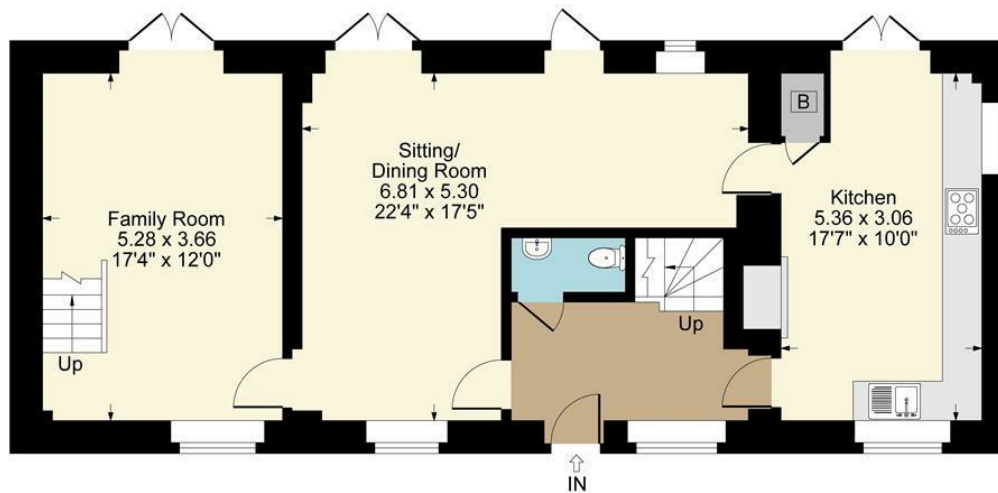


The Old Post Office, Binton, Stratford-upon-Avon, CV37 9TW

The Old Post Office, Binton



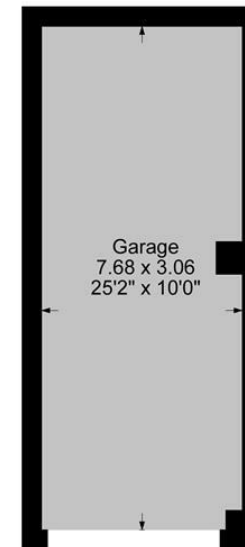
First Floor



Ground Floor



Approximate Gross Internal Area
 Ground Floor = 75.94 sq m / 818 sq ft
 First Floor = 57.08 sq m / 614 sq ft
 Garage = 23.50 sq m / 253 sq ft
 Total Area = 156.52 sq m / 1685 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Garage

- Detached blue lias stone cottage
- Believed to be mid-nineteenth century
- Three bedrooms
- Plot of 0.3 acre
- Generous single garage, driveway parking and garden
- Requiring considerable improvement and investment (STPP)
- NO CHAIN



Offers Based On £550,000

NO CHAIN. The Old Post Office comprises a detached blue lias stone property believed to be mid nineteenth century, standing on a plot of 0.3 of an acre, with off street parking and a garage located in the rear garden. The property offers scope for modernisation and enlargement (STPP). Overall, the property is an attractive village residence, stands really well on a great plot and has a lot of potential.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with flagstone floor.

CLOAKROOM

with wc and wash hand basin

KITCHEN

with tiled floor, base and wall cupboard and drawer units and former fireplace feature. Cupboard off with a Grant oil fired central heating boiler, probably installed in 2003.

L SHAPED SITTING/DINING ROOM

with exposed beam, French doors to rear garden.

FURTHER SITTING ROOM

with French doors to the rear garden.

Two staircases to first floor.

STUDY LANDING

having airing cupboard with Mega Flow hot water tank.

BEDROOM ONE

this room, along with the sitting room below, could provide an annexe.

EN SUITE SHOWER ROOM

DOUBLE BEDROOM TWO

overlooking rear garden.

DOUBLE BEDROOM THREE

overlooking rear garden.

BATHROOM

with wc, wash hand basin and P shaped bath with shower over

OUTSIDE

The garden offers potential to return to it's former glory, including overgrown bushes. There is a generous single tandem garage approached by a brick paved driveway. Off street parking for four cars.







GENEROUS SINGLE TANDEM GARAGE

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired 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 E.

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

VIEWING: By Prior Appointment with the selling agent.

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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