

Peter Clarke



65 West Street, Stratford-upon-Avon, CV37 6DR

Asking price £315,000

An attractive mid-terraced two bedroom Victorian cottage located in Old Town with attractive east facing private walled rear garden. Two reception rooms, kitchen, two bedrooms and first floor bathroom. Sought after Old Town location.



STRATFORD-UPON-AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION

Front door leads to **VESTIBULE**

SITTING ROOM with cast iron fireplace surround with gas point.

CELLAR with power and light.

DINING ROOM with fitted cupboard to side of chimney breast. Opening to:

KITCHEN with granite worktops, fitted cupboards, stainless steel sink with granite drainer and taps over, four ring electric hob with oven and grill below and filter hood over. Built in fridge, built in washing machine, built in freezer, access to Worcester gas heating boiler.

FIRST FLOOR LANDING with access to roof space.

BEDROOM ONE with built in wardrobe.

BEDROOM TWO please note that the access to the bathroom is through bedroom two.

BATHROOM with wc, wash basin with cupboards below and tub style bath with side easy access door, shower attachment, chrome heated towel rail. Airing cupboard with hot water tank.

OUTSIDE

REAR GARDEN which is crazy paved with brick edging and mature evergreen shrub and perennial planted borders. The garden is enclosed by walls with right of way over to the neighbouring property, which leads out on to West Street.

GENERAL INFORMATION

TENURE We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.



SERVICES We have been advised by the vendor there is mains gas, water, electricity and drainage are connected to the property. However, this must 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.

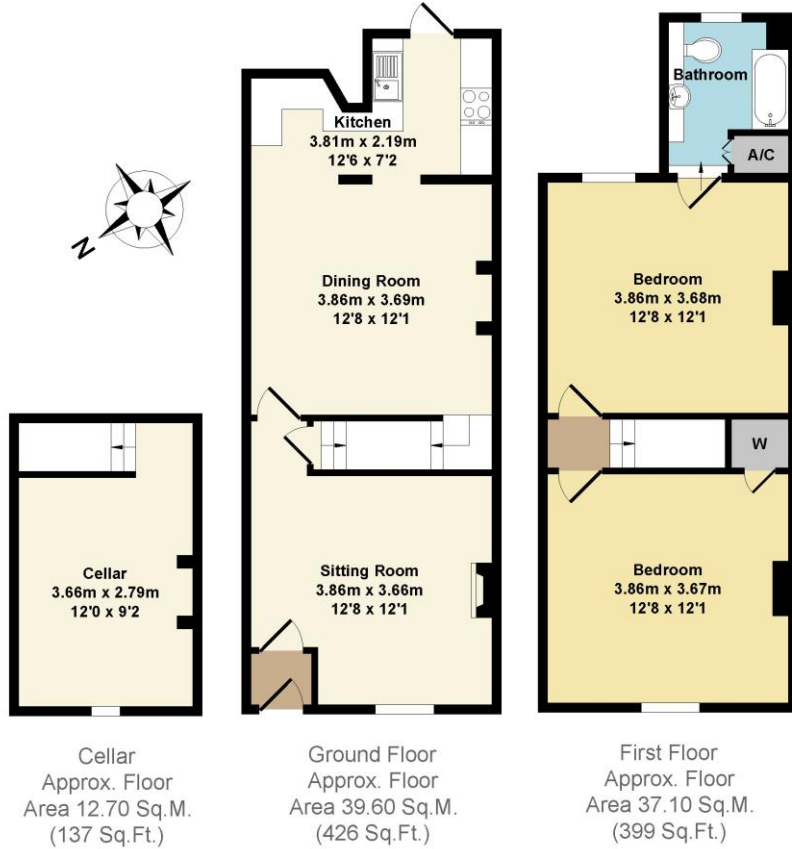
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



West Street, Stratford Upon Avon, CV37 6DR
 Total Approx. Floor Area 89.40 Sq.M. (962 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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