

Peter Clarke



49 Bull Street, Stratford-upon-Avon, Warwickshire CV37 6DS

£325,000

A charming Victorian terrace set within the heart of Old Town, having been well maintained over many years of ownership. The property offers an excellent choice for those seeking a central location with excellent scope for further improvement and adding value through modernization and extension (STPP). Conveniently situated for town, the River Avon and Royal Shakespeare Theatre.



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 A front door leads to

OPEN PLAN SITTING/DINING ROOM with partially obscured sash window to front, gas fire set within timber mantle and stone hearth, with chimney recess shelving, window to rear, understairs pantry cupboard with light, and stairs to first floor.

KITCHEN with tiled floor, matching wall, base and drawer units with work top over and tiled splashback, one and a half bowl stainless steel sink with mixer tap, fan oven, four ring electric hob with extractor over, space for washing machine and under counter fridge. Dual aspect windows to rear and side and part glazed door leading to

LEAN TO open to garden, with gate giving access to shared side passage with secure communal gate.

FIRST FLOOR LANDING with loft access and over stairs cupboard with shelving.

BEDROOM ONE with partially obscured sash window to front and fitted wardrobes.

BEDROOM TWO with window to rear.

BATHROOM with tile effect vinyl flooring, bath with electric shower over and glazed shower screen, wc, wash hand basin with storage under and obscured window to rear.

OUTSIDE There is a well maintained partially walled rear garden, laid to lawn with brick edged perennial planting area, wood fence border to one side, and to the rear is a large storage shed.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. 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: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: From Stratford upon Avon town centre proceed along the High Street into Chapel Street, and at the end of the road turn right onto Chestnut Walk, turning immediately left into Bull Street. The property will be found on the right hand side identified by the For Sale board.

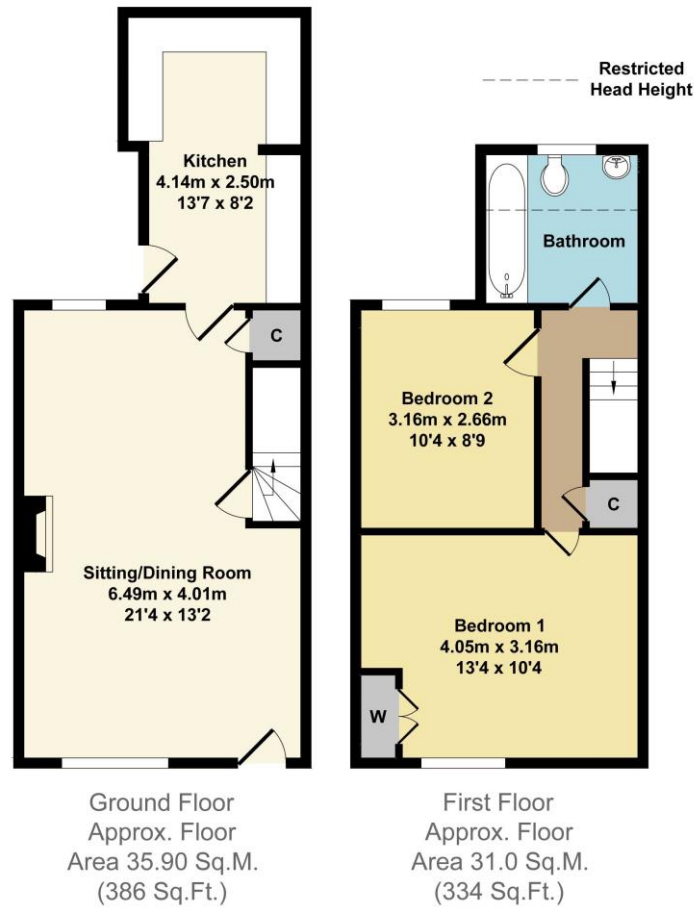
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Bull Street, Stratford upon Avon
Total Approx. Floor Area 66.90 Sq.M. (720 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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