

Horseshoe Cottage Friday Street, Pebworth, Stratford-upon-Avon, CV37 8XW

- Attractive detached character cottage
- Quiet and peaceful setting in the old part of the village
- Charming accommodation
- Dining hall
- Sitting room with dual-aspect French doors
- Kitchen with built-in oven and electric hob
- Two bedrooms and first floor bathroom
- Attractive, easy-to-maintain courtyard gardens
- Potential to create off-road parking, if required
- NO CHAIN

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Guide Price £275,000

A lovely detached character cottage situated in the old part of the village, enjoying a particularly quiet and peaceful setting and offering charming accommodation with attractive, easy-to-maintain gardens. The property comprises a dining hall, sitting room, kitchen, two bedrooms and first-floor bathroom, together with courtyard-style gardens. Offered for sale with no onward chain.

ACCOMMODATION

The property is approached via a front door leading into the dining hall, which has an under stairs storage cupboard. The sitting room is a particularly pleasant reception room with a dual aspect and French doors opening directly onto the rear courtyard garden. The kitchen is fitted with a sink unit with mixer taps and cupboards beneath, together with further cupboards and work surfaces. There is a four-ring electric hob, built-in oven and grill, space for a fridge freezer and space and plumbing for a washing machine. The oil-fired boiler is also located here.

First floor landing. Bedroom One is a dual-aspect room with a roof window and access to the roof space. Bedroom Two benefits from a fitted wardrobe. Bathroom with a WC, wash basin and bath with shower over, together with an airing cupboard.

Outside, to the front of the property is a planted border. The rear garden is arranged in a courtyard style, being predominantly paved for ease of maintenance and incorporating a pergola and garden shed. There is also access to the oil storage tank. A pedestrian access runs alongside the property, with the potential to create vehicle access and off-road parking, if required.

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. There is a right of way pedestrian and vehicular over the neighbour's driveway.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Nov 26)

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

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

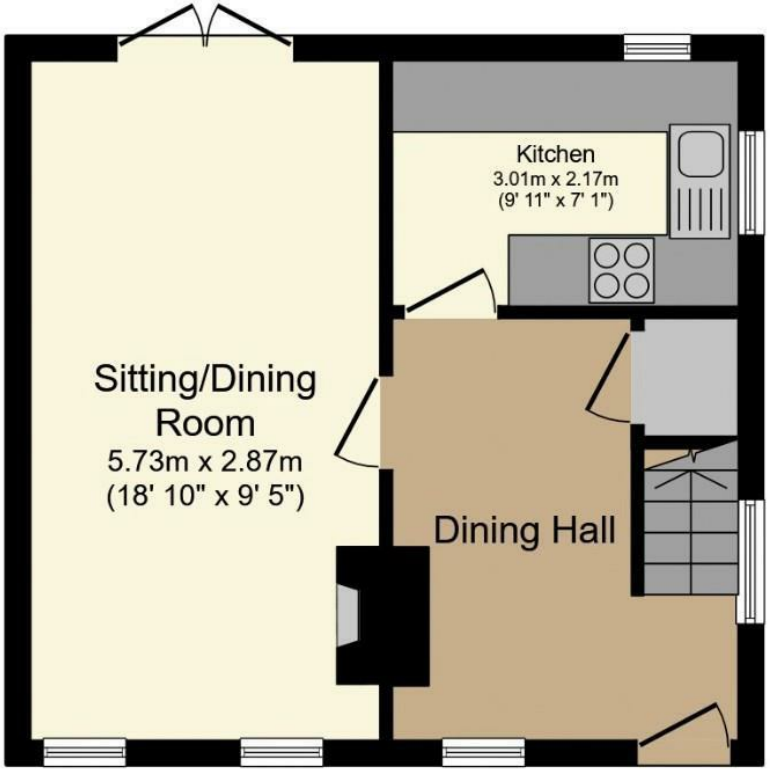
VIEWING: By Prior Appointment with the selling agent.



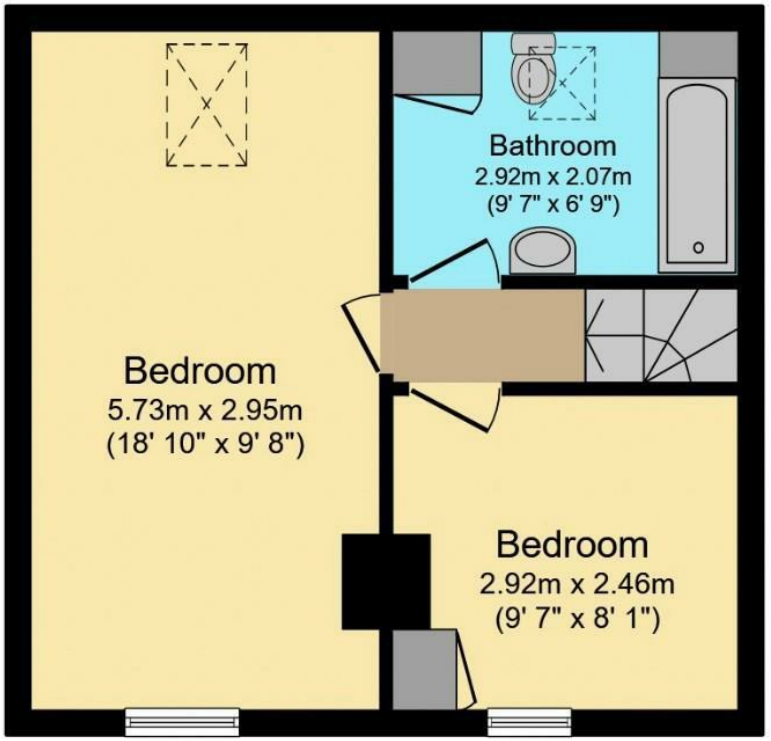




Friday Street, Pebworth, Stratford-upon-avon



Ground Floor



First Floor

Total floor area: 68.4 sq.m. (736 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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