46 Wetherby Way, Stratford-upon-Avon, Warwickshire, CV37 9LU

- NO CHAIN
- Three storey three bedroom town house
- Open plan kitchen/diner
- Views of the racecourse
- Main bedroom with en suite and walk in wardrobe
- Garage and courtyard garden
- Walking distance to town centre

3 2 1

£350,000

NO CHAIN. An exceptional three storey three bedroom town house with views of the racecourse whilst also being walking distance to Shakespeare's town centre and its amenities. Open plan kitchen and a separate reception room, and main bedroom with ensuite, it has everything you would want for town living.

ACCOMMODATION

Entrance Hall with Nest thermostat. Sitting room with bay window to front. Kitchen/Diner with range of cupboards and work surface, one and a half bowl sink and drainer, built in oven with five ring gas hob and hood, integrated dishwasher, integrated washer dryer, integrated microwave, pantry cupboard, electric plinth heater, back door to garden.

First Floor Landing. Bedroom Two with built in wardrobe and cupboards, window with view of the racecourse. Bedroom Three. Bathroom with bath and shower over, wc and wash hand basin.

Second Floor Landing with airing cupboard. main Bedroom with walk in wardrobe. En Suite with shower, wc, wash hand basin and velux window.

Outside to the rear is a garden with patio and flower bed. Gate to single garage. Flower bed to front.

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 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.

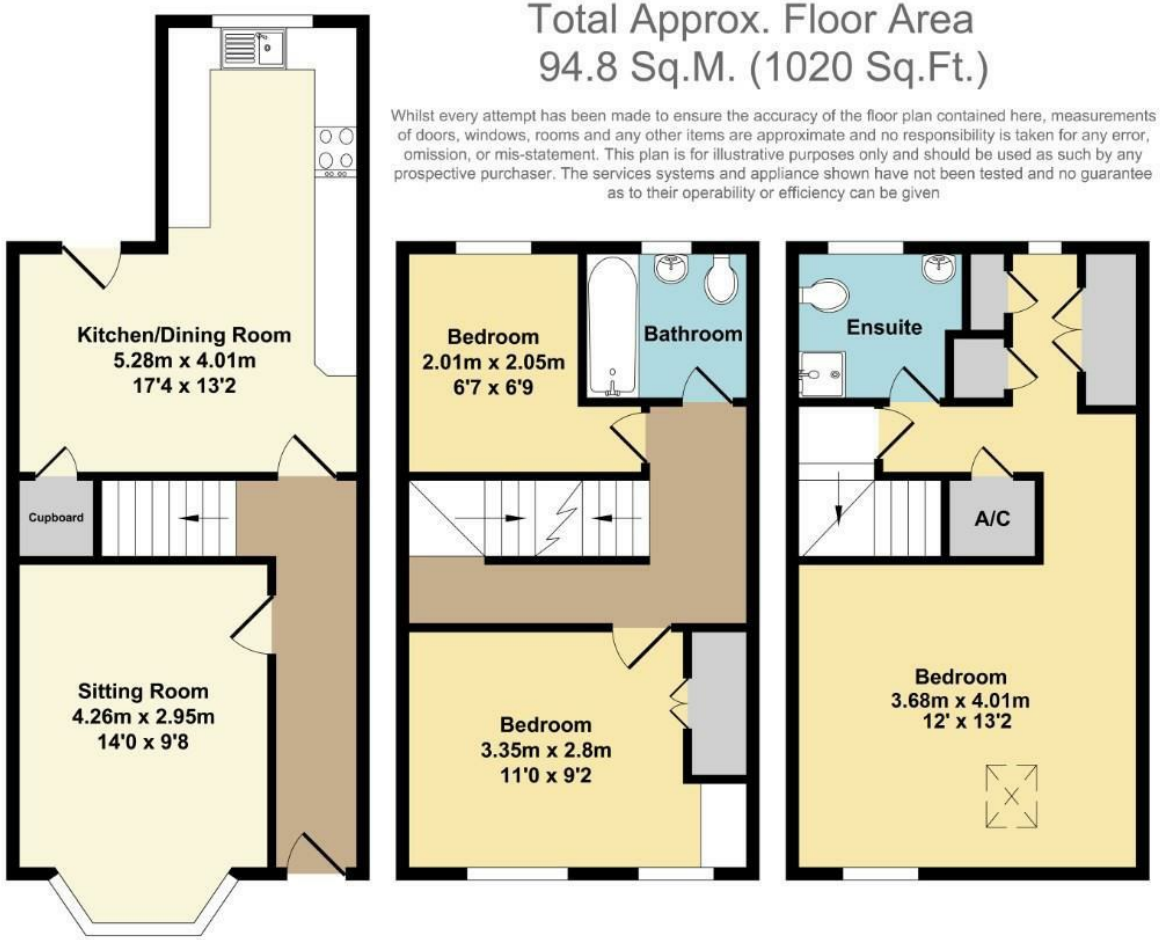
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

VIEWING: By Prior Appointment with the selling agent.

46 Wetherby Way, Stratford Upon Avon
Total Approx. Floor Area
94.8 Sq.M. (1020 Sq.Ft.)

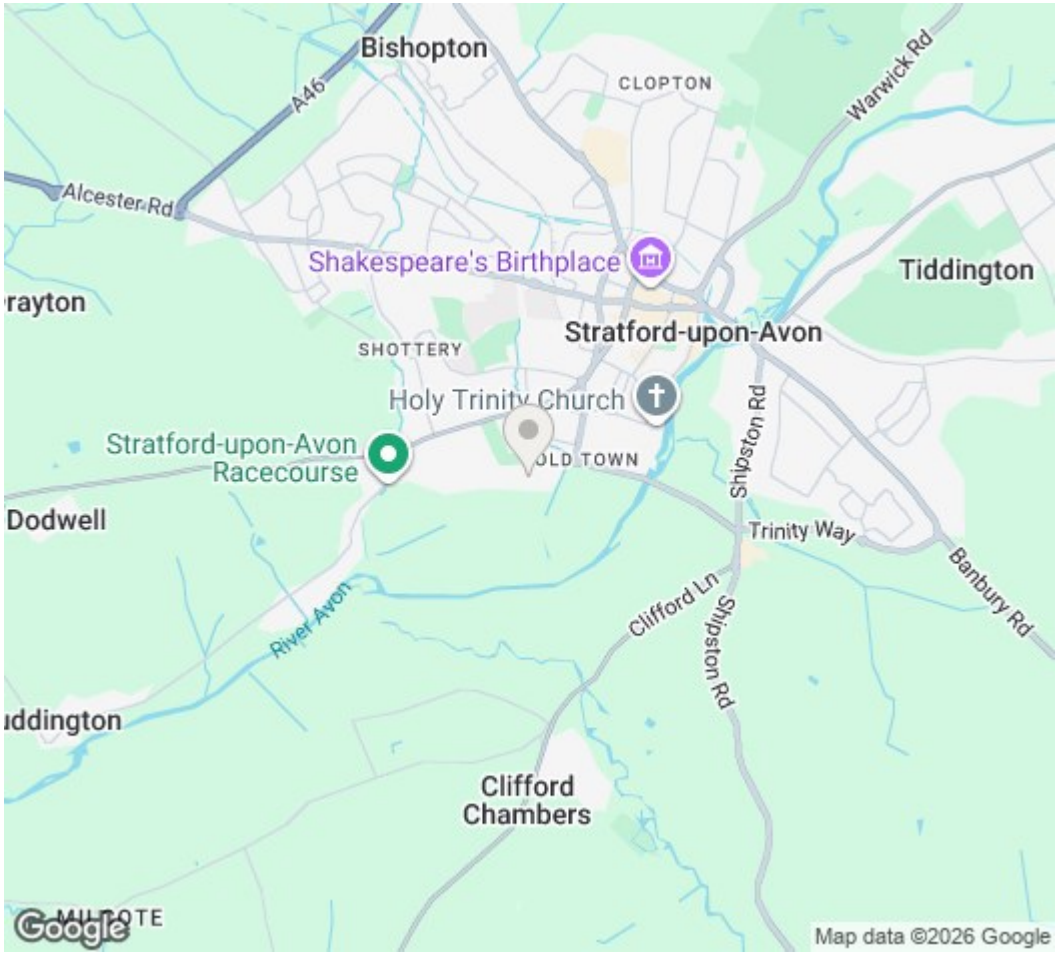
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Ground Floor
Approx. Floor
Area 36.34 Sq.M.
(391 Sq.Ft.)

1st Floor
Approx. Floor
Area 29.23 Sq.M.
(315 Sq.Ft.)

2nd Floor
Approx. Floor
Area 29.23 Sq.M.
(315 Sq.Ft.)



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Peter Clarke
Winkworth