8 New Street, Old Town, Stratford-upon-Avon, CV37 6DB

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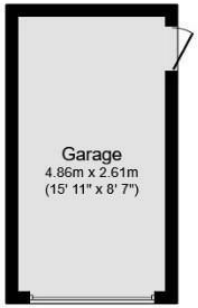
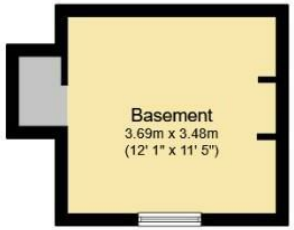
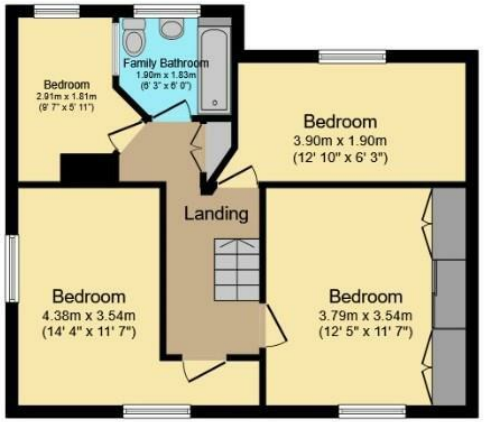


Garage



Basement

Ground Floor



First Floor

Total floor area: 130.8 sq.m. (1,408 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

- Handsome Grade II listed double-fronted townhouse
- Excellent position within the sought-after Old Town
- Close walking distance to the town centre
- Two reception rooms
- Kitchen/breakfast room
- Utility room, shower/wet room and excellent basement
- Four bedrooms and family bathroom
- Very attractive walled courtyard-style gardens
- GARAGE to the rear
- NO CHAIN

4 2 2

Offers Over £795,000

NO CHAIN. A unique opportunity to acquire a Grade II listed handsome double-fronted townhouse located in the sought-after Old Town, within close walking distance of the town centre. The property provides charming and well-proportioned accommodation and benefits from a GARAGE to the rear, together with beautiful walled courtyard gardens.

ACCOMMODATION

The front door opens into an entrance hall with a tiled floor.

The sitting room enjoys a dual aspect and features an attractive fireplace, creating a welcoming principal reception room. A door leads down to the excellent basement, which provides useful storage space and benefits from a window to the front together with fitted cupboards, shelves, telephone point and multiple power points.

The dining room is another charming reception room, also featuring a fireplace, making it ideal for both formal dining and everyday family use.

The kitchen/breakfast room is fitted with an Aga, a sink with mixer taps and cupboards beneath, together with further fitted cupboards and work surfaces. There is space for a fridge/freezer.

Leading off the kitchen is a utility room with space and plumbing for a washing machine, together with a wet room comprising a WC, wash hand basin and shower with mosaic tiling and a soakaway.

On the first floor, the landing includes an airing cupboard and access to the roof space.

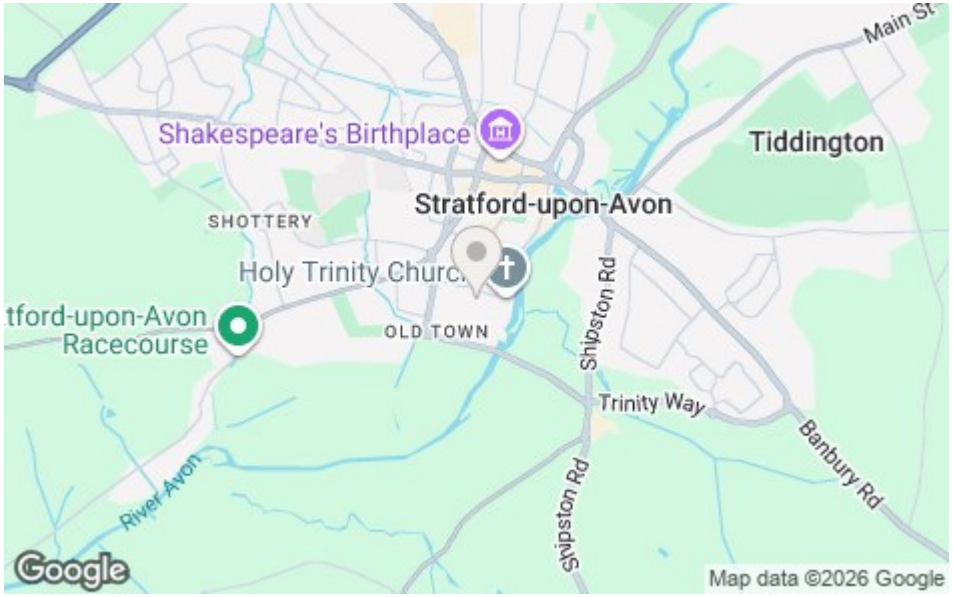
Bedroom One benefits from built-in wardrobes, while there are three further well-proportioned bedrooms.

The family bathroom is fitted with a WC, wash hand basin, Jacuzzi bath and shower over.

OUTSIDE

The property enjoys a particularly attractive and private walled courtyard-style garden. Beautifully landscaped, it features a delightful water feature, a mature cherry tree, a covered high quality grey aluminium pergola with heating and shade. Built-in garden store, access to the boiler, a greenhouse and shed. The garden is predominantly enclosed by attractive brick walls

AGA



adorned with mature creepers.

A pedestrian gate provides access to the GARAGE at the rear, which is fitted with an electric up-and-over door.

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.

LISTED: Yes, Grade II listed.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jul26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT APPLICABLE as property is listed.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Peter Clarke