



4 Percy Street, Stratford-upon-Avon, CV37 6SL

- Envidable quiet location towards the end of a no-through road
- Sympathetically extended and upgraded
- Walking distance to town centre
- Very well presented
- Hall, Sitting Room, Second Sitting Room with wood burner
- Kitchen/Dining Room with bi-fold doors to garden
- Two first floor bedrooms, luxury bathroom
- Second floor bedroom with Juliet balcony
- Attractive gardens



Offers Over £450,000

A thoughtfully extended Victorian terrace town cottage located in an enviable and very quiet position towards the end of the road and within walking distance of the town centre. Hall, sitting room, second sitting room with wood burner opening to superb kitchen/dining room with bi-fold doors to garden. Two first floor bedrooms and luxury bathroom, bedroom Three to the second floor with Juliet balcony.

ACCOMMODATION

Front door leads to Hall with oak floor. Sitting Room with window shutters, storage cupboard, oak floor. Double doors leading to second Sitting Room with wood burning stove, oak floor, and opening to Kitchen/Dining Room with bi-fold doors to garden, two glass roof windows, ceramic sink with taps over and cupboards beneath, further cupboards and work surface, oven with gas hob, space and plumbing for washing machine, space for fridge freezer, stone floor, downlighters.

Stairs to First Floor Landing. Bedroom One with window shutters. Bedroom Two. Luxury Re-Fitted Bathroom with oval wash basin on antique chest of drawers, WC and large shower cubicle with rainfall shower head and shower attachment, oval shaped freestanding bath with freestanding taps and shower attachment. Stairs to Second Floor Landing to Bedroom Three with roof window and double doors to Juliet balcony, oak floor, downlighters.

Outside, there is a patio, lawn, gravelled path, planted borders to include fruit trees, garden shed, gated access to rear which leads out on to Percy Street.

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 gas, water, electricity 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.

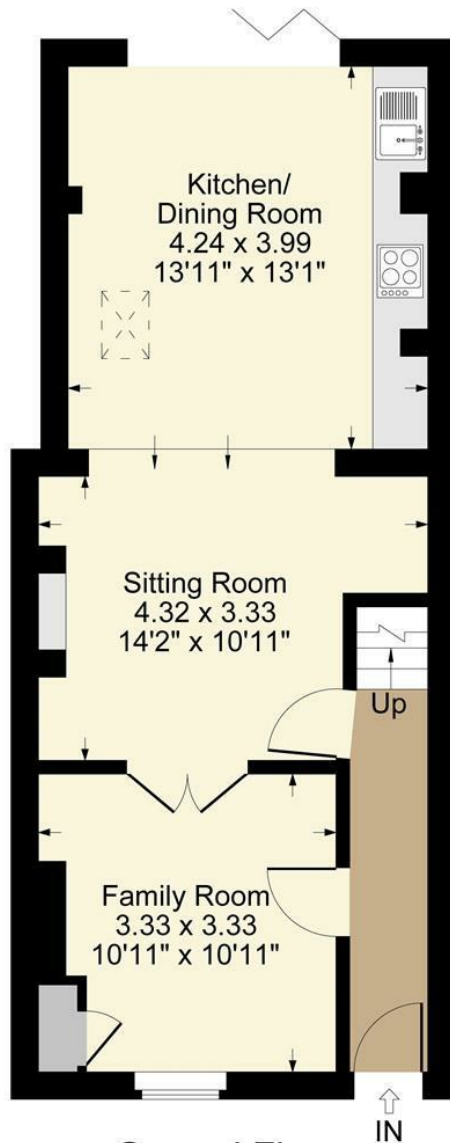
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

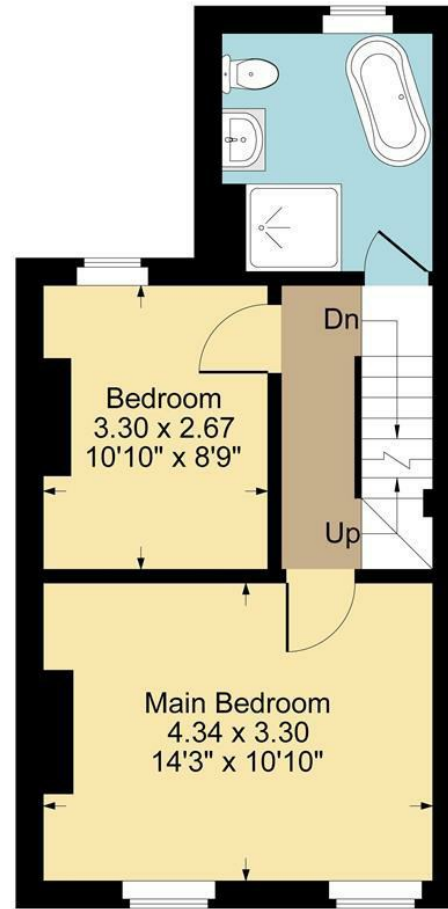
VIEWING: By Prior Appointment with the selling agent.



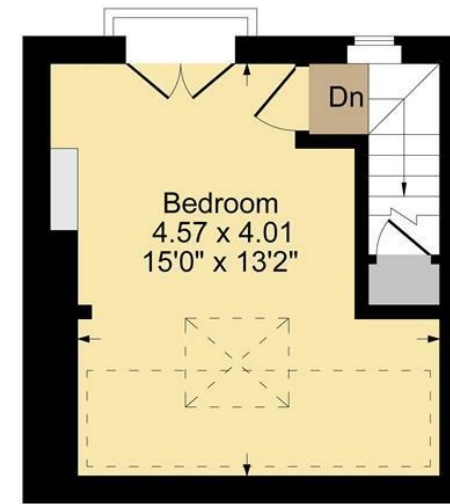
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Ground Floor



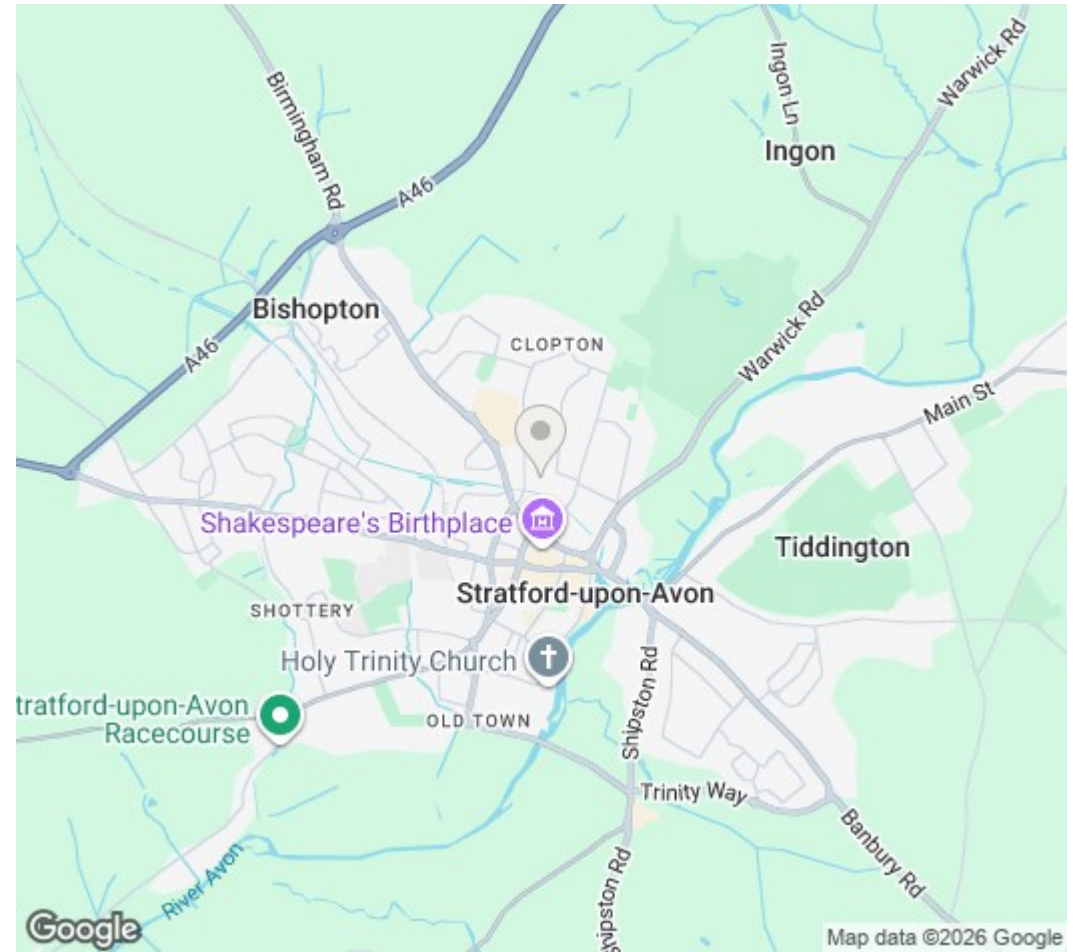
First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 46.64 sq m / 502 sq ft
 First Floor = 35.04 sq m / 377 sq ft
 Second Floor = 18.91 sq m / 204 sq ft
 Total Area = 100.59 sq m / 1083 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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

