22 Ryland Street, Stratford-upon-Avon, CV37 6BP

- NO CHAIN
- Two bedroom cottage in Old Town
- Plenty of scope to update and improve
- Low maintenance garden with southerly aspect
- Sitting/dining room and kitchen
- Viewing highly recommended

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Guide Price £260,000

A superb opportunity to purchase this two bedroom cottage in Old Town with open plan sitting/dining room, kitchen and ground floor bathroom. Further benefits include a low maintenance garden and NO ONWARD CHAIN.

ACCOMMODATION

Open plan sitting/dining room with windows to front and rear, trap door to cellar, gas fireplace and stairs to landing. Kitchen with window to rear, range of wall and base units with work top over incorporating stainless steel sink with drainer, space for gas cooker and appliances. Rear hall with airing cupboard housing gas boiler, and door to garden. Bathroom with opaque window to rear, bath, wash hand basin and wc.

First floor landing with loft hatch. Bedroom with window to front, fitted double wardrobe. Bedroom with window to rear and over stairs cupboard.

Outside to the rear, and with a southerly aspect, is a mix of paved pathways, patio, planted beds, mature shrubs and panel fence boundaries, wrought iron side gate leading to shared passageway.

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. There is a refuse right of way from the neighbouring property over number 22 connecting to the shared passageways.

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.

VIEWING: By Prior Appointment with the selling agent.

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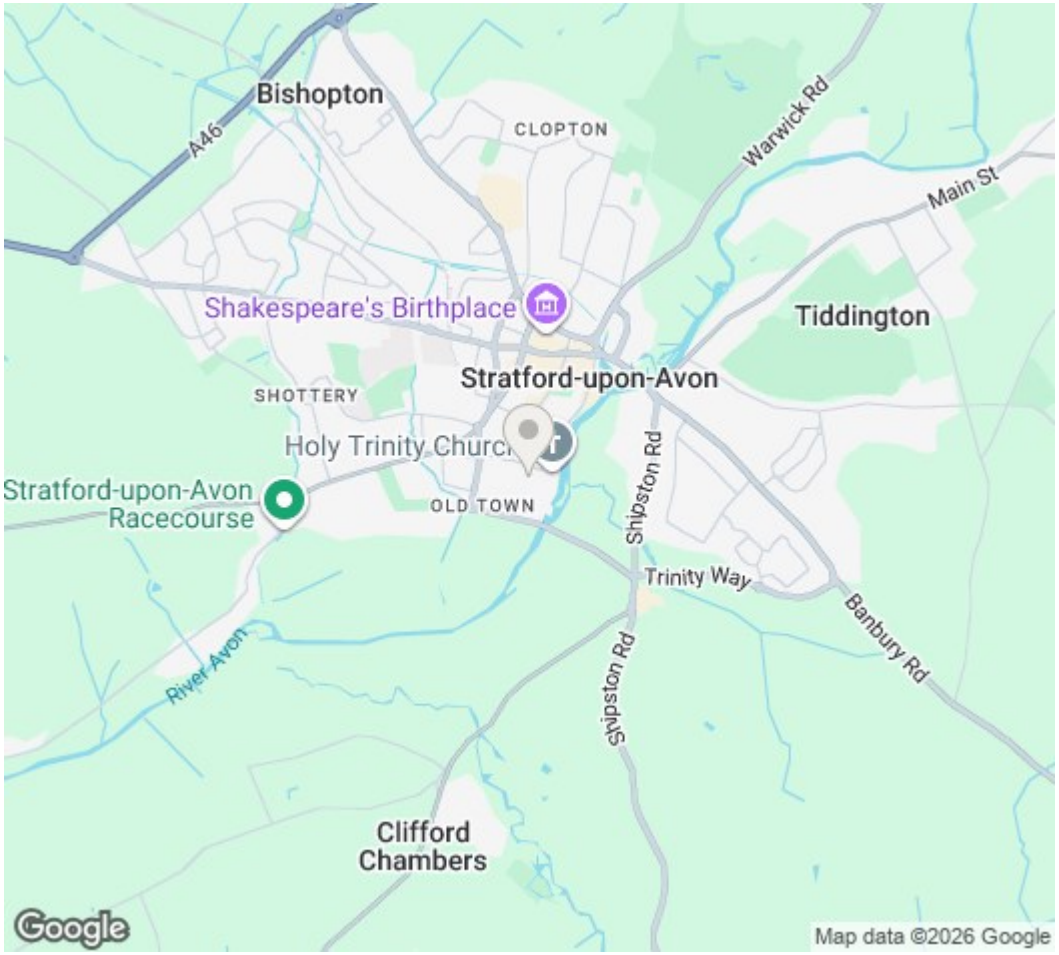
Approximate Gross Internal Area
Lower Ground Floor = 13.92 sq m / 150 sq ft
Ground Floor = 34.06 sq m / 367 sq ft
First Floor = 25.93 sq m / 279 sq ft
Total Area = 73.91 sq m / 796 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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