

Peter Clarke



13 Bull Street, Stratford-upon-Avon, CV37 6DT



- Old Town location
- Walking distance of town centre
- In need of some updating
- Sitting/dining room, kitchen opening to conservatory
- Two bedrooms and bathroom
- Rear garden
- NO CHAIN



Guide Price £285,000

A two bedroom mid-terraced town cottage situated in the ever popular Old Town within a close walk to the town centre, in need of some updating. Sitting/dining room, kitchen opening to conservatory, two bedrooms, bathroom and rear garden. NO CHAIN.

#### ACCOMMODATION

Front door leads to sitting/dining room with fireplace, fitted cupboards, under stairs storage cupboard, trap door to cellar. Kitchen with range of cupboards and work surface, sink, space and plumbing for dishwasher and washing machine, access to boiler, space for fridge freezer, space for cooker. Conservatory/garden room with tiled floor, French doors to garden.

First floor landing with access to roof space. Bedroom One with fitted wardrobes. Bedroom Two with built in wardrobe. Bathroom with wc, wash basin and bath with shower attachment.

Outside the rear garden is paved with pebbles, and enclosed by wood fencing. There is a right of way over the neighbouring property leading out onto Bull 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 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. There is a right of way over the neighbouring property leading out onto Bull Street.

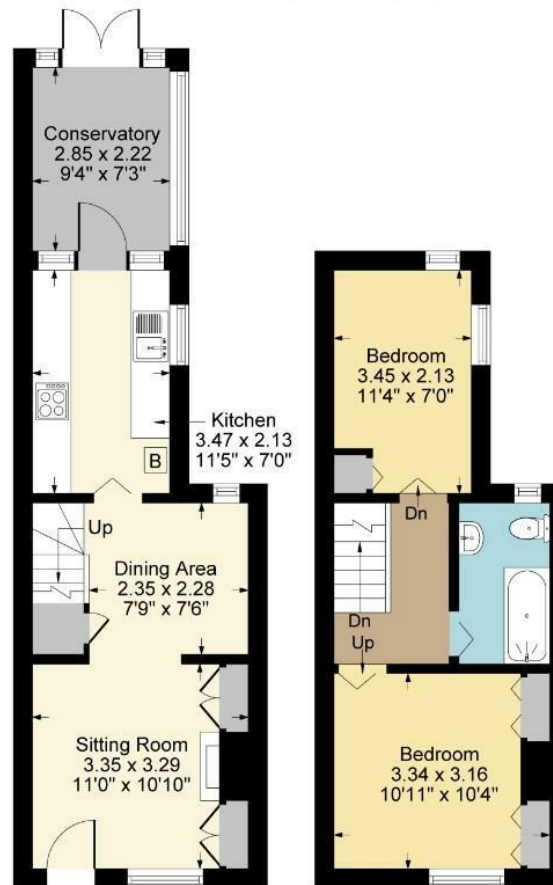
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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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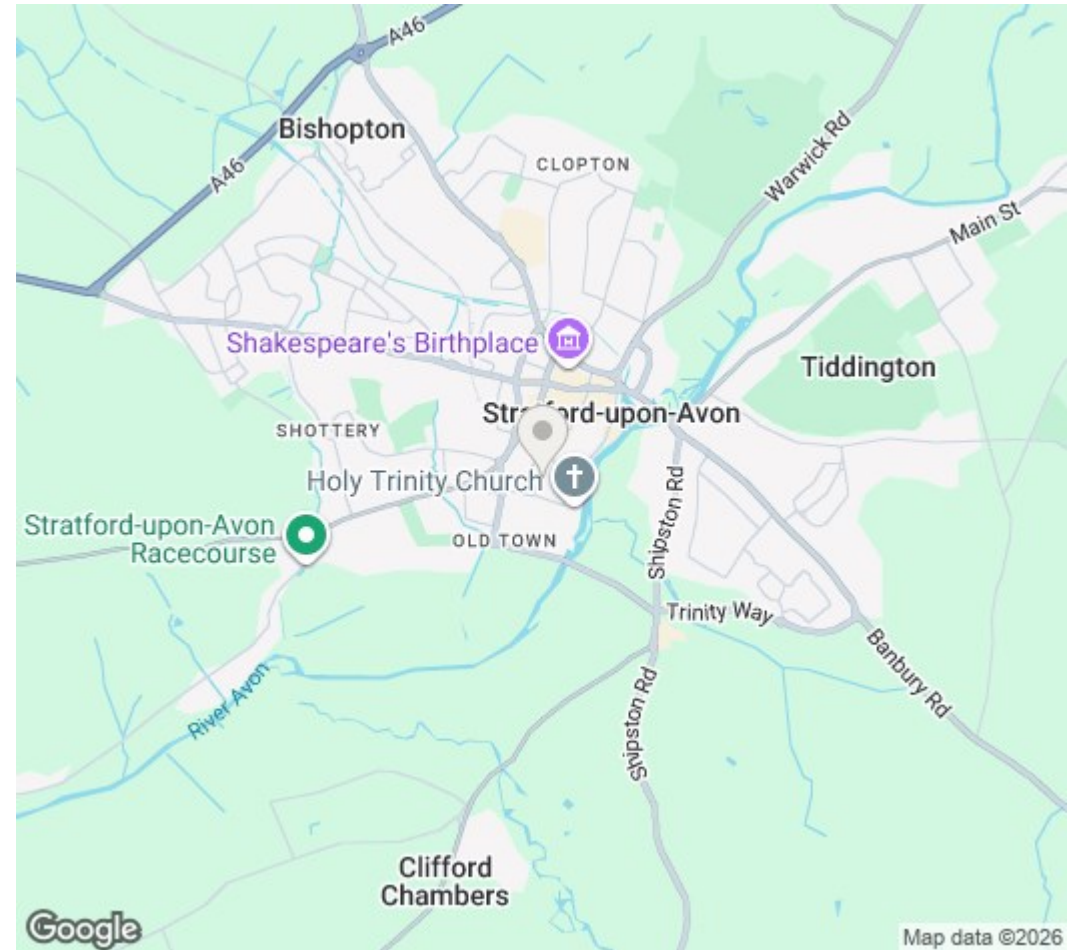
**Ground Floor**

**First Floor**

Approximate Gross Internal Area = 60.18 sq m / 648 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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