59A Shipston Road, Stratford-upon-Avon, CV37 7LN

- Traditional semi-detached property
- Walking distance to town centre
- Parking and garage
- Long rear garden
- In need of updating
- Hall, sitting room, dining room and kitchen
- Three bedrooms and bathroom
- NO CHAIN

3 1 2

Guide Price £375,000

A traditional three bedroom semi-detached property located within an easy walk to the town centre, with parking and garage, and long gardens to rear, in need of updating. Sitting room, dining room, kitchen, three bedrooms, bathroom, parking to front. NO CHAIN.

ACCOMMODATION

The front door leads to entrance hall with understairs storage cupboard. Sitting room with bay window to front, tiled fireplace. Dining room with fireplace, door to garden. Kitchen/breakfast room with range of cupboards and work surface, sink, built in oven and grill, Worcester boiler.

Landing. Bedroom One with wardrobe and dressing table, bay window to front. Bedroom Two. Bedroom Three. Bathroom with wc, wash basin and bath with electric shower over, airing cupboard.

Outside there is gravelled parking to the front with hedging and planting. Drive leading to garage with vehicular right of way for neighbouring property. Gated access from drive leads to a long rear garden with patio, path, brick paving, greenhouse, conifer hedging and planting to rear.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

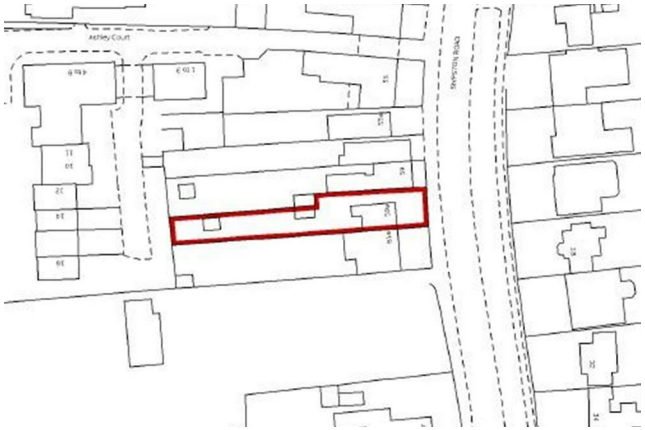
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. 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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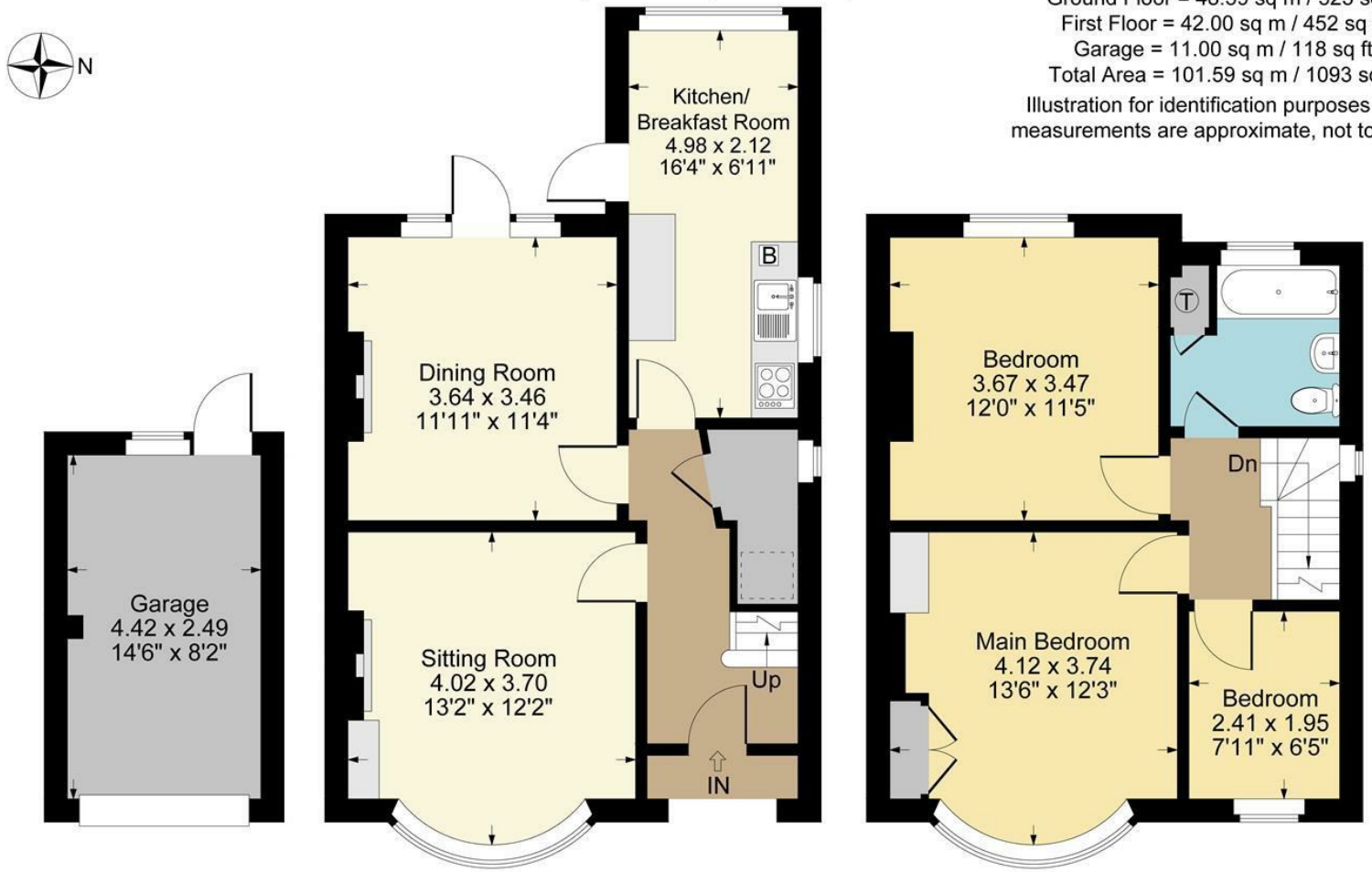
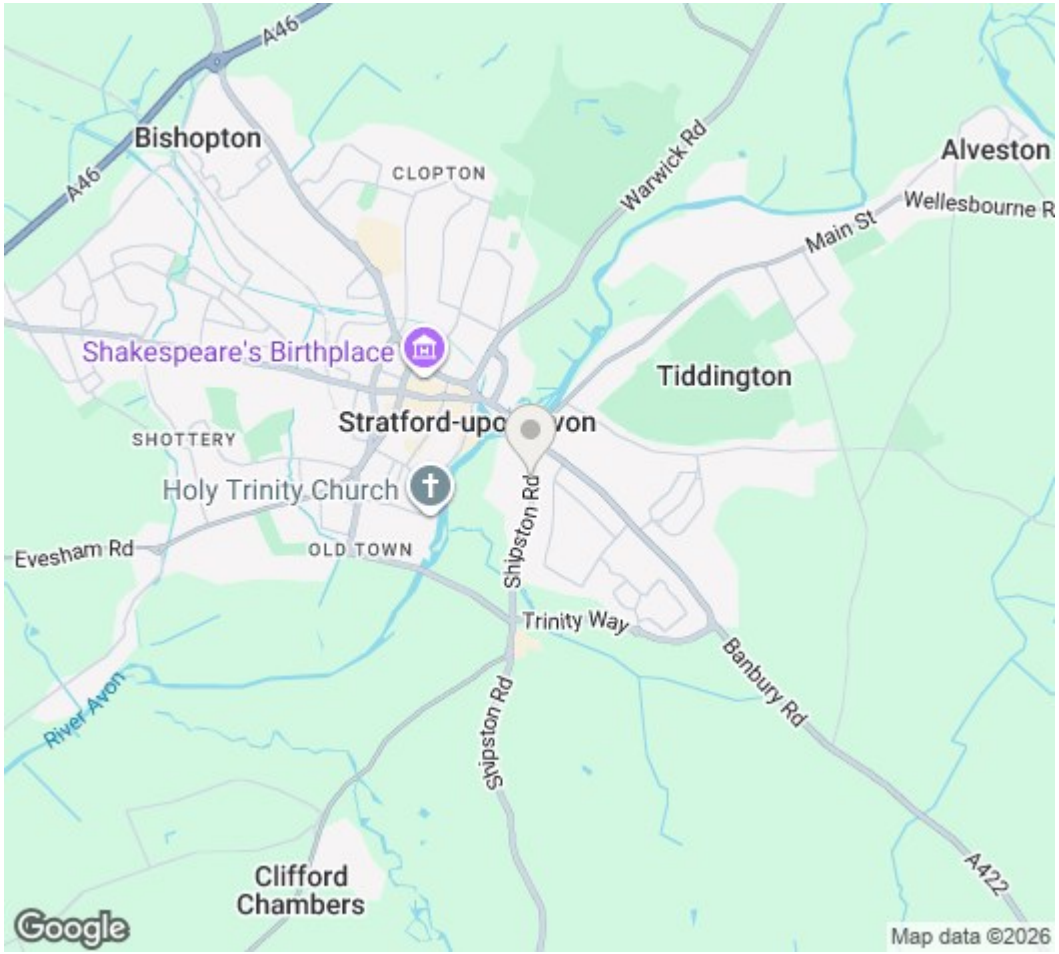
Approximate Gross Internal Area
Ground Floor = 48.59 sq m / 523 sq ft
First Floor = 42.00 sq m / 452 sq ft
Garage = 11.00 sq m / 118 sq ft
Total Area = 101.59 sq m / 1093 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Garage

Ground Floor

First Floor



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