

Peter Clarke

IN ASSOCIATION WITH

Winkworth



3 Old Town Court, New Broad Street, Stratford-upon-Avon, CV37 6NY

- Freehold mews property
- Secure gated setting
- Tucked away position
- Two off-road parking spaces
- Pretty enclosed courtyard garden
- Old Town location, very close to town centre
- Sitting room with French doors to garden
- Kitchen/breakfast room
- Three bedrooms
- Bathroom and en suite shower room



Offers Over £350,000

Situated in a tucked-away and quiet position, this attractive three-bedroom mews-style freehold property forms part of a secure gated development of just four properties in Old Town, within a short walk of the town centre. The property provides two off-road parking spaces, an enclosed courtyard garden, sitting room, kitchen/breakfast room, three bedrooms, bathroom and en suite.

ACCOMMODATION

Double vehicle gates provide secure access to the shared driveway and the property. The front door opens into the entrance hall. Cloakroom with WC and wash basin. Sitting Room with French doors opening onto the courtyard garden, wood-effect flooring and under-stairs storage cupboard. Kitchen/Breakfast Room fitted with a range of cupboards and drawers beneath granite work surfaces, stainless steel sink and drainer, four-ring gas hob, built-in oven and grill, built-in dishwasher, space for fridge/freezer and space and plumbing for a washing machine.

First Floor Landing with access to the roof space and cupboard housing the gas heating boiler. Bedroom One with built-in wardrobe and door to En Suite Shower Room with WC, wash basin and large shower cubicle. Bedroom Two with built-in wardrobe. Bedroom Three/Study with roof window. Family Bathroom fitted with WC, wash basin and bath with shower attachment.

Outside, the property is approached via secure gated entry, leading to a shared driveway and two allocated off-road parking spaces. Gated access leads to the attractive enclosed courtyard garden, which is paved and enclosed by wood fencing, providing a private and low-maintenance outdoor space.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a current charge of £200 pa for maintenance of communal areas and the gates. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, 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. The property is located on a conservation area.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sept26)

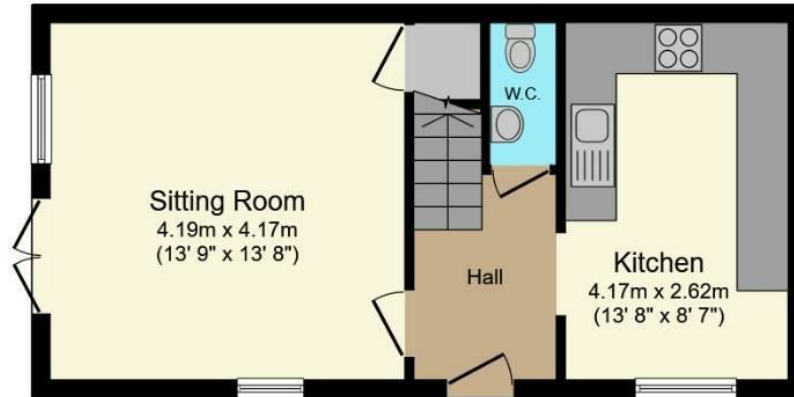
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

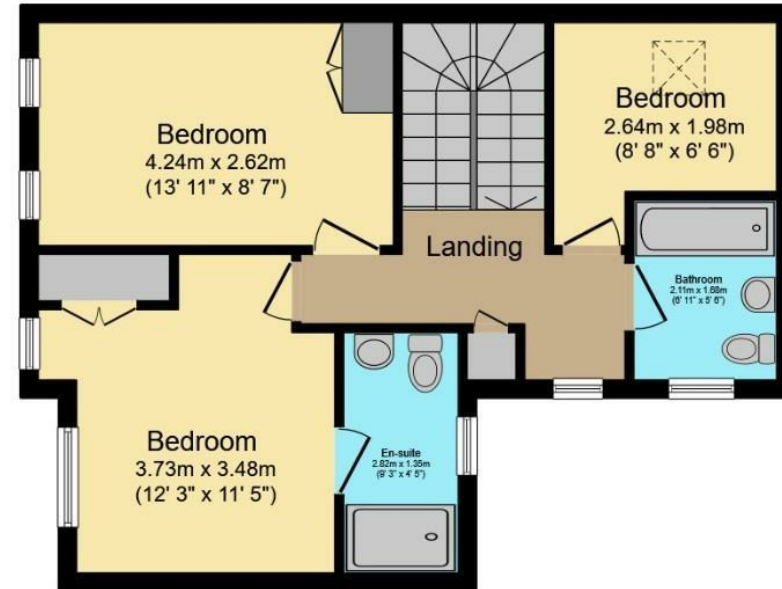
VIEWING: By Prior Appointment with the selling agent.



29 New Broad Street, Stratford-upon-Avon



Ground Floor



First Floor

Total floor area: 82.7 sq.m. (890 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



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AN ASSOCIATE OF WINKWORTH

Winkworth