



35 Hathaway Lane, Stratford-upon-Avon, CV37 9BJ

- To be sold by modern method of auction
- Cash purchasers only
- In need of modernisation and improvement
- Owned by the same family since new
- Structural survey available
- Popular location



Auction Guide £290,000

****FOR SALE VIA ONLINE AUCTION**.** CASH BUYERS ONLY. Having been in the same family since new, this wonderful three bedroom semi detached home located on a prestigious road in Stratford upon Avon, offers huge potential for renovation and improvement and the opportunity to be a wonderful family home as it has been for the current owners. In brief, accommodation comprises: entrance hall, sitting room, dining room, kitchen, three bedrooms, a bathroom, garage, driveway and magnificent rear garden.

ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Sitting room with decorative fireplace and mantle over. Dining Room. Kitchen with drawer and wall units, work surface, stainless steel sink and drainer, space for appliances, wall mounted boiler and door to garden.

To the first floor are three bedrooms and a bathroom comprising bath with shower over, wc and wash hand basin.

Outside to the rear is a paved patio leading to a garden mainly laid to lawn and enclosed by hedge and shrub borders. Timber shed and gated side access to the garage. At the front is a driveway with shared access to the garage.

SPECIAL CONDITIONS

Please visit the Bamboo Auctions website for further information on how to register in order to bid. Viewings are arranged direct with our office. In summary, in order to bid, you will need to register and verify your email. Then, via the dashboard:

- pass an ID check
- enter your card details
- enter your solicitor details

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.

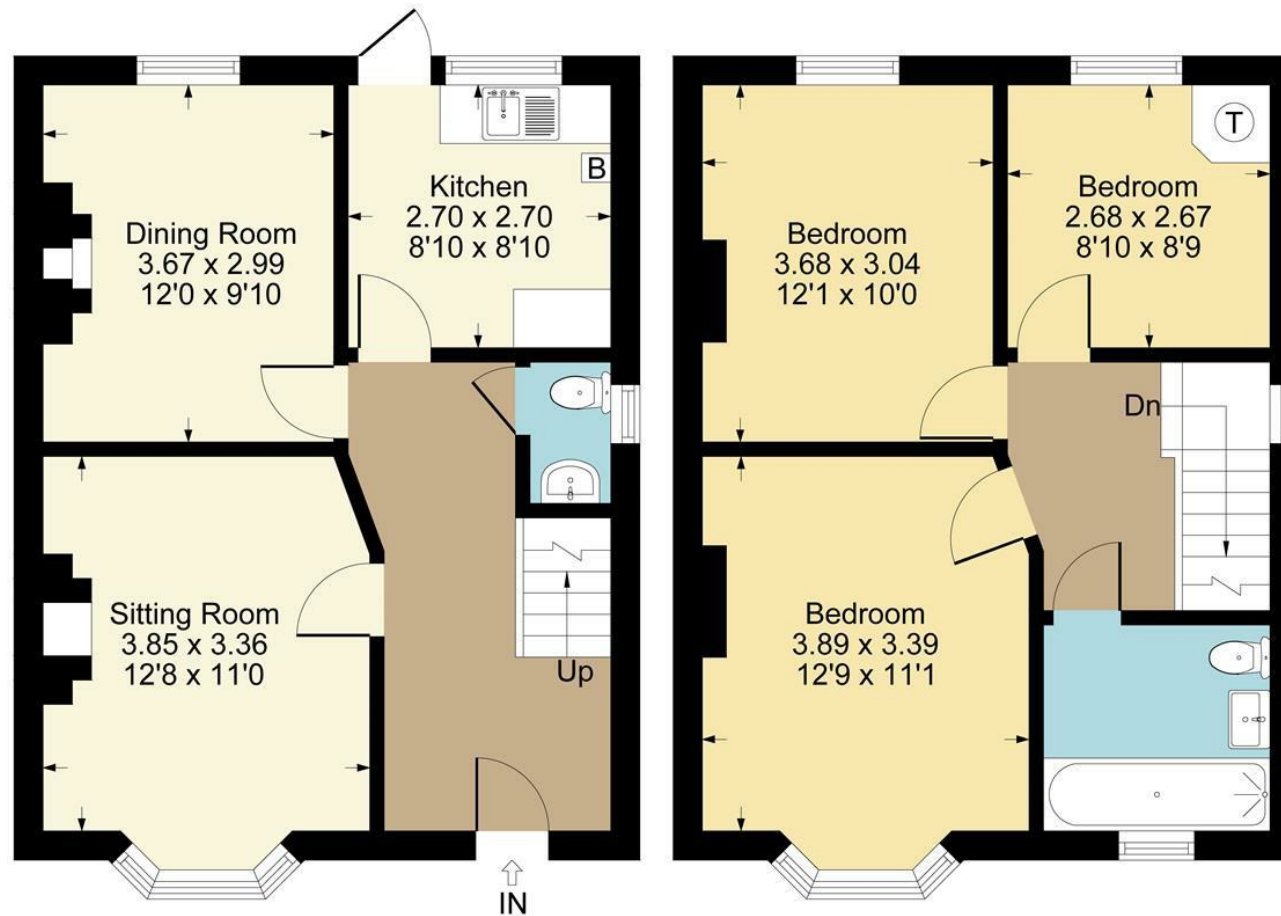
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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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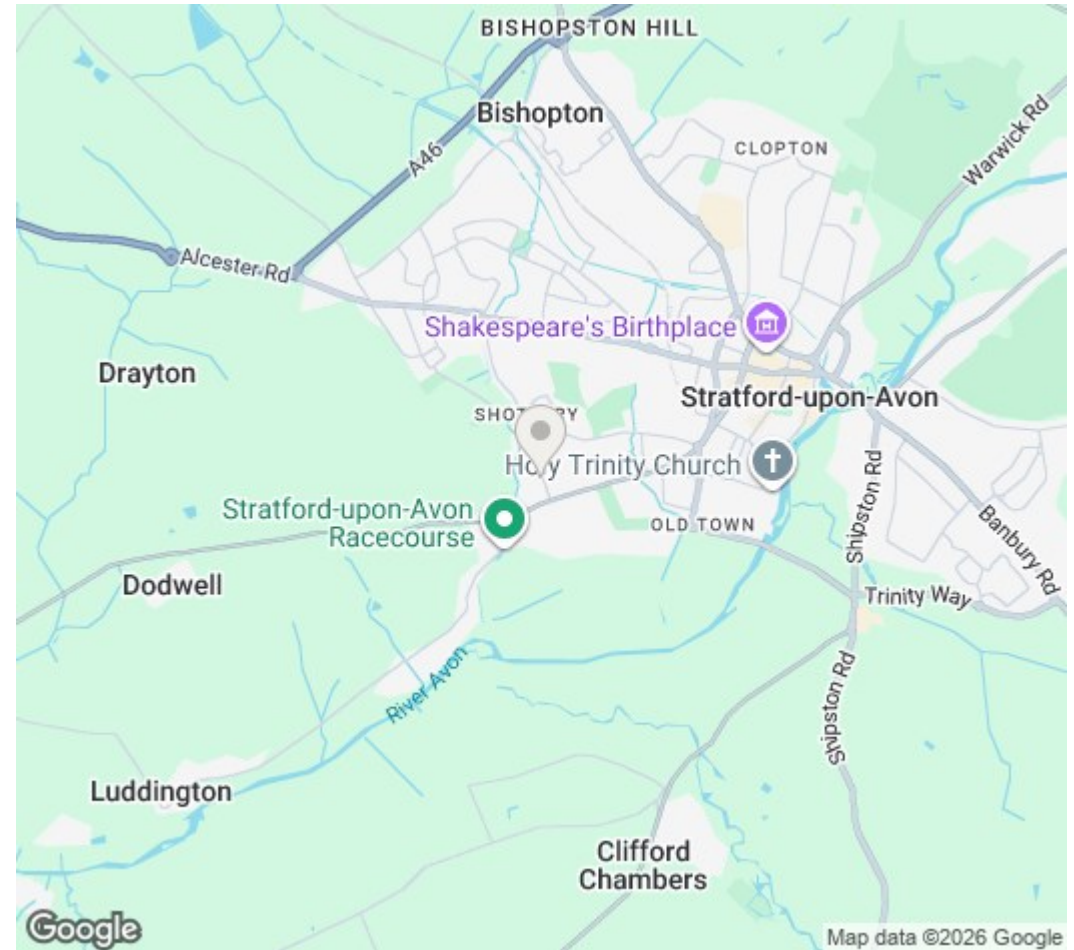


Ground Floor

First Floor

Approximate Gross Internal Area = 90.68 sq m / 976 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

