

THE PROPERTY

Peter Clarke

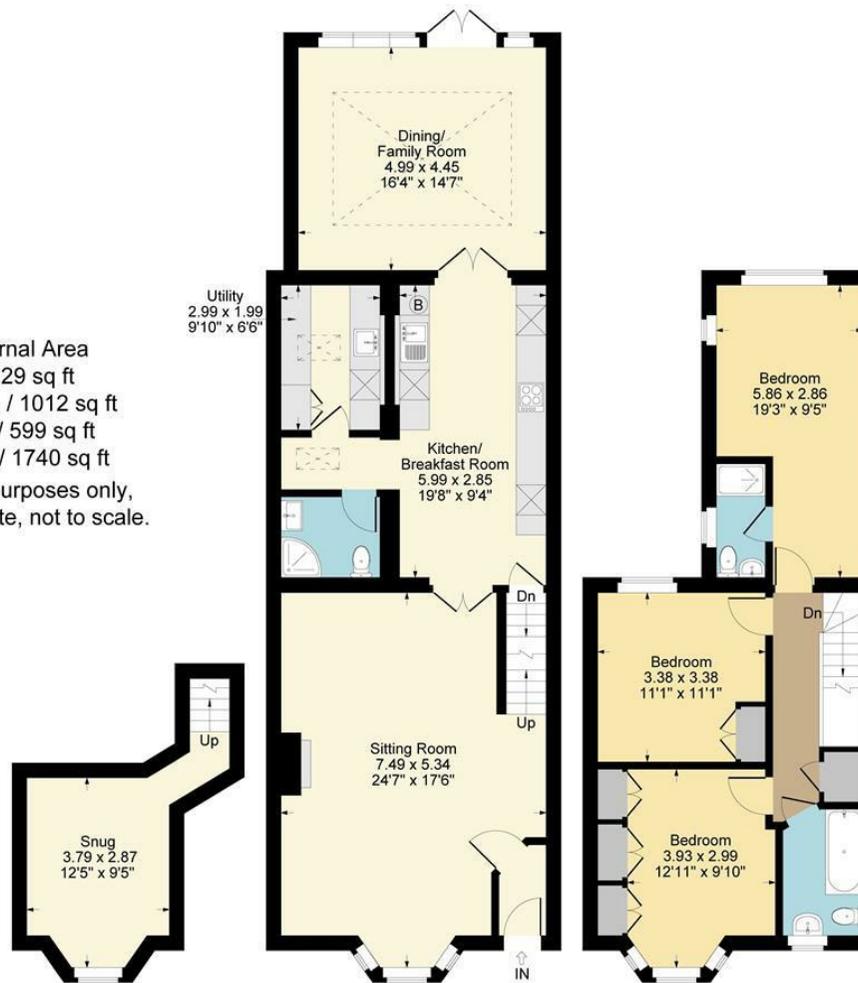


32 West Street, Stratford-upon-Avon, CV37 6DN

32 West Street, Stratford upon Avon



Approximate Gross Internal Area  
Cellar = 12.03 sq m / 129 sq ft  
Ground Floor = 94.04 sq m / 1012 sq ft  
First Floor = 55.66 sq m / 599 sq ft  
Total Area = 161.73 sq m / 1740 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Cellar

Ground Floor

First Floor

- Old Town townhouse
- Three double bedrooms/three bathrooms (one ground floor)
- G.I.A. 1,740 sq.ft.
- Superb Victorian character and excellent appointments
- Huge lantern roof in garden room/dining room
- Nearly 25ft sitting room
- Excellent converted cellar/office/TV room



£699,950

An exceptional Victorian three bedroom extended town house on West Street, in the favoured Old Town. The property is beautifully presented for sale and boasts a knocked through, almost 25ft, sitting room, large kitchen breakfast, utility and ground floor shower, together with a huge lantern roof dining room and an excellent converted cellar/TV room. Three double bedrooms on the first floor, two bathrooms and a superb west facing, walled and landscaped garden. Extending to 1,740 sq.ft., the property is generously proportioned and is exceptionally well appointed.

#### ACCOMMODATION

Accessed behind a gate and railings, dwarf wall and a small foregarden with security grill to cellar/fire escape, the front door opens to

#### ENTRANCE HALL

door off to

#### SITTING ROOM

an open and spacious room with bay window to front, attractive fireplace with inset gas fire, stairs to first floor.

#### FAMILY KITCHEN/BREAKFAST ROOM

with extensive range of base and wall cupboard and drawer units, stainless steel sink, Bosch stainless steel four ring gas hob, Zanussi double oven, integrated fridge and integrated freezer, Worcester gas fired central heating boiler, Bosch integrated dishwasher, space for breakfast table and chairs. Off to

#### INNER HALLWAY

with electrically operated and rain-sensitive sky light.

#### GROUND FLOOR SHOWER ROOM

wc, wash hand basin to built in cupboards, quadrant shower, light tube.

#### UTILITY ROOM

with range of base and wall cupboard and drawer units and square stainless steel sink, integrated bin cupboard, integrated second freezer and integrated Bosch washing machine. Internal borrowed light window feature, plenty of storage.

#### GARDEN/DINING ROOM

located off the sitting room and overlooking the beautiful landscaped gardens. Light floods in through the large central lantern and floor to ceiling windows and doorto the rear.

#### CELLAR CONVERSION/TV/HOBBY ROOM

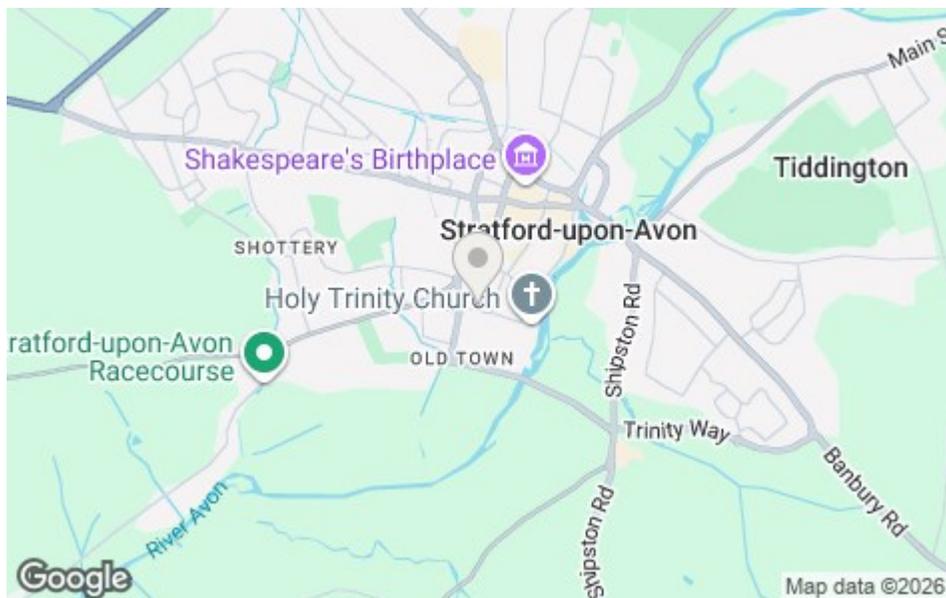
gas meter cupboard, separate electric meter cupboard including fuse board. A really flexible and useful addition.

#### FIRST FLOOR LANDING

hatch to roof space and useful sized linen and storage cupboard.







### **MAIN BEDROOM**

(rear). Double aspect.

### **EN SUITE SHOWER ROOM**

wc, wash hand basin and shower cubicle.

### **BEDROOM TWO**

bay window to front and plenty of wardrobes.

### **BATHROOM**

bath with shower over, wash hand basin and wc.

### **BEDROOM THREE**

(middle). Wardrobes and view to the rear.

### **OUTSIDE**

Immediately adjoining the rear of the garden/dining room is a walled and landscaped rear garden providing excellent sitting and entertaining areas and planted borders. Two excellent storage sheds. Cold water tap. At the foot of the garden two corner raised planters complement the landscaping. The garden is planted with apple, fig and cherry trees.

### **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 E.

**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.



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