

178 Evesham Road, Stratford-upon-Avon, CV37 9BS

- Traditional detached residence of circa 1,205 sq.ft.
- Conveniently situated for the town centre
- Requiring complete modernisation
- Planning permission for the demolition of existing dwelling and erection of replacement dwelling
- Further widening of existing vehicular access

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Guide Price £325,000

A traditional residence of circa 1,205 sq.ft. requiring complete modernisation, also having PLANNING PERMISSION for the demolition of the existing dwelling and erection of replacement dwelling. Further, widening of existing vehicular access and all associated works, under Stratford on Avon District Council Planning Reference 25/02027/FUL.

ACCOMMODATION

Entrance Lobby leading to Entrance Hall. Sitting/Dining Room. Family Room. Kitchen. Garden Room. Shower Room.

First Floor Landing. Three Bedrooms. Bathroom.

PLANNING

Planning permission has been granted for the demolition of the existing dwelling, erection of replacement dwelling, widening of existing vehicular access and all associated works, under Stratford on Avon District Council Planning Reference 25/02027/FUL.

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.

AGENTS NOTE: Prospective purchasers should note this property is unfinished and should be treated as a construction site. Hazards may include uneven surfaces, exposed materials, and missing safety features such as handrails. All visitors enter at their own risk. The seller and agent accept no liability for any injury, loss, or damage incurred. Please take care at all times, wear suitable footwear, and do not allow children to enter.

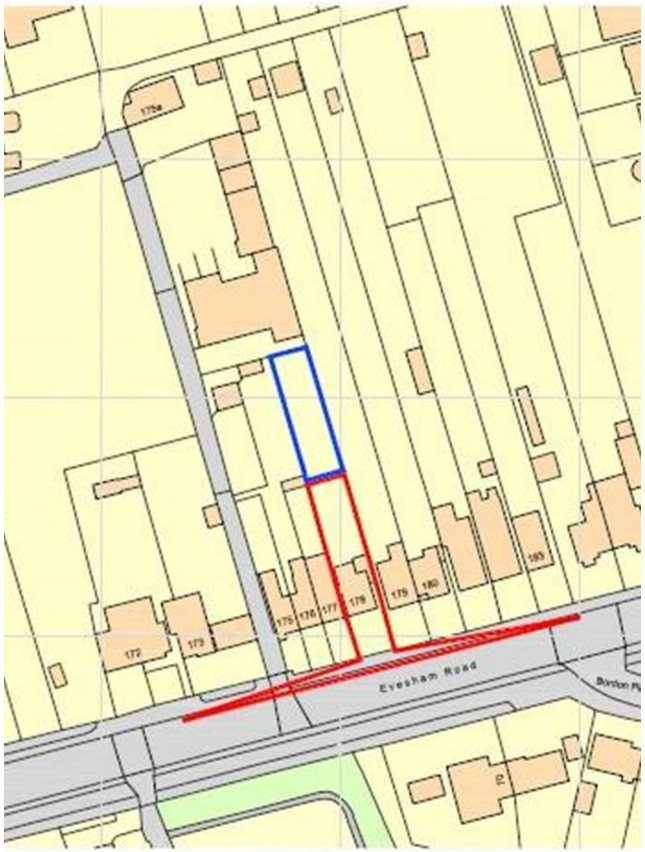
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

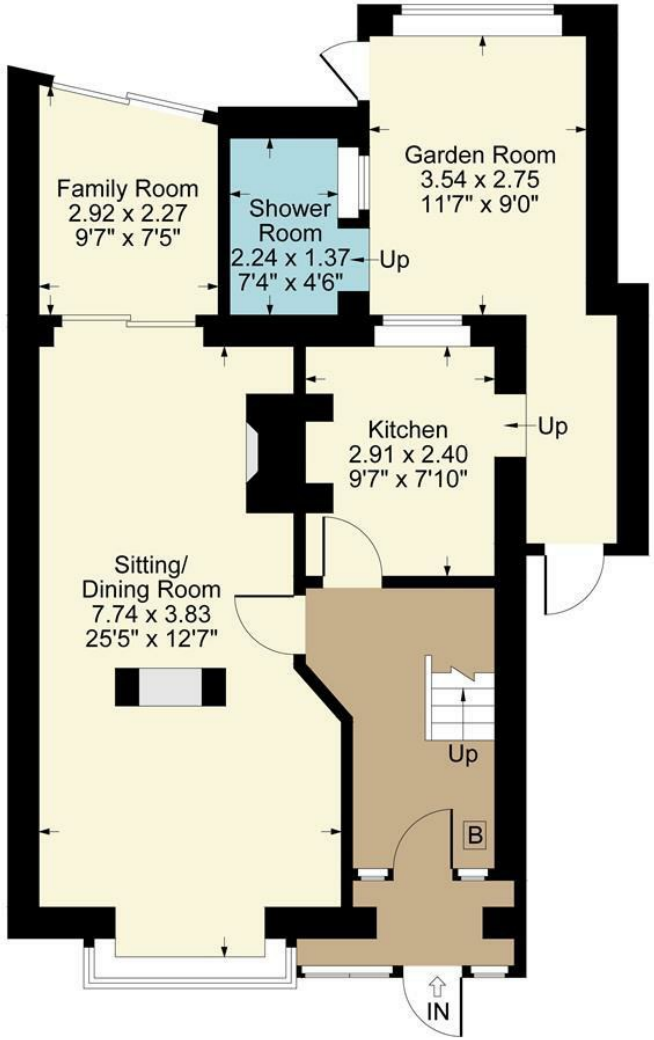
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

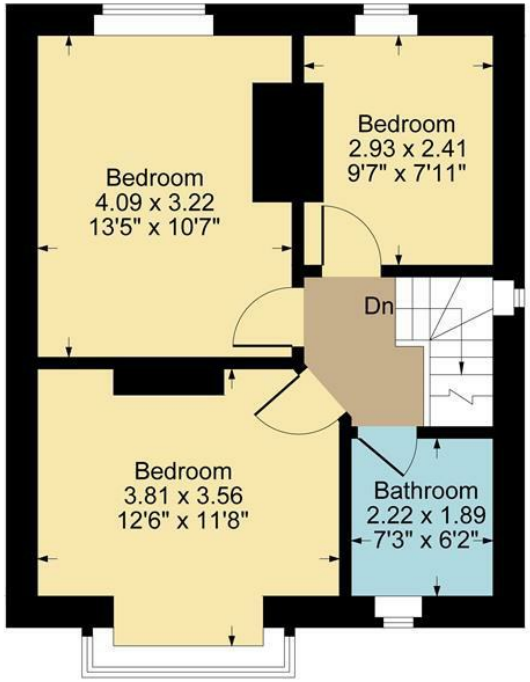




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Ground Floor



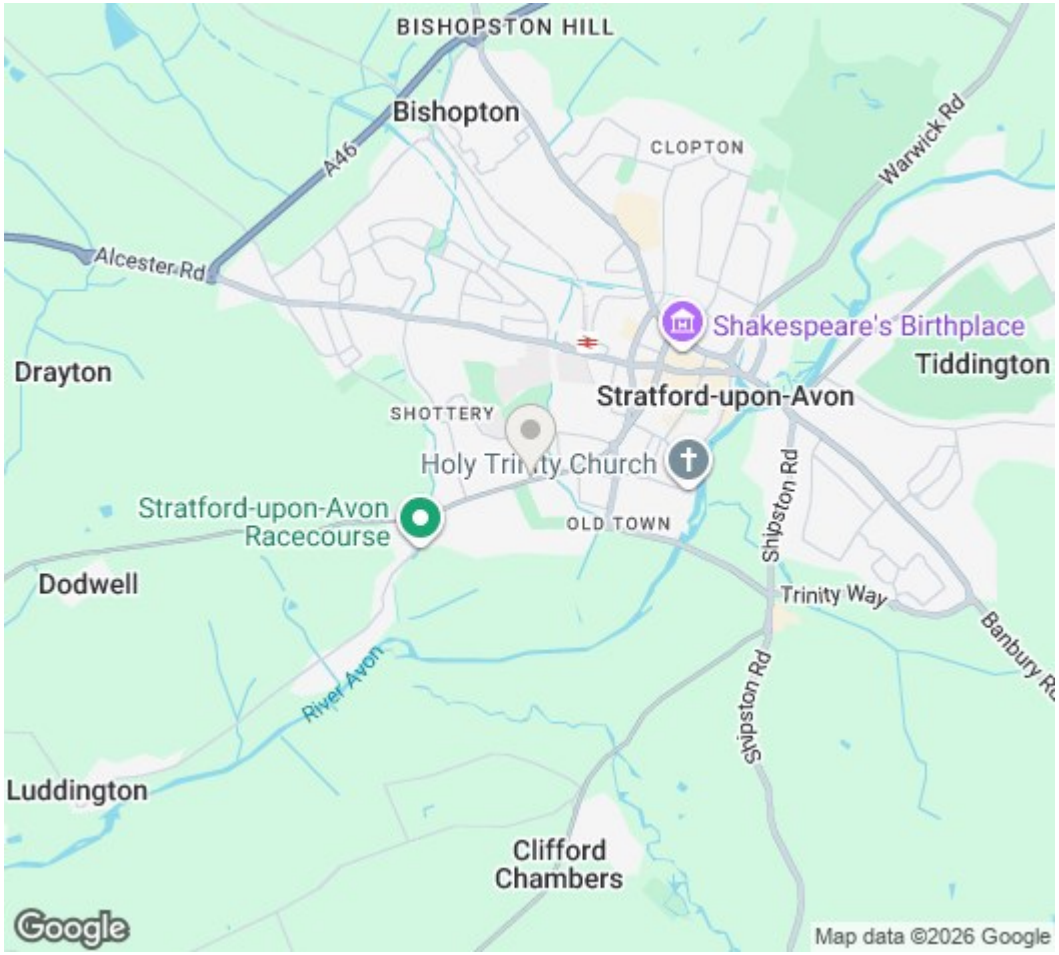
First Floor

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Approximate Gross Internal Area
Ground Floor = 71.31 sq m / 768 sq ft
First Floor = 42.29 sq m / 455 sq ft
Total Area = 113.60 sq m / 1223 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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
Winkworth