



85 Old Town Mews, Stratford upon Avon, CV37 6GR

- Discreetly positioned
- Popular development of Old Town Mews
- Accommodation over three floors
- Three double bedrooms and three bathrooms
- Open fire in the sitting room
- Low maintenance rear garden
- Garage
- Walking distance of the town centre



Offers In The Region Of £395,000

Discreetly tucked away in the highly regarded Old Town Mews development, is this deceptively spacious and larger than average, three DOUBLE bedroom and three bathroom mews cottage. The accommodation is arranged over three floors, and offers versatile living ideal for a variety of modern day needs. In addition this home boasts a low maintenance rear garden and a GARAGE.

ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl sink and drainer unit, integrated double oven, four ring gas hob with overhead extractor, integrated fridge freezer, dishwasher and space for washing machine. Sitting/Dining Room having feature fireplace with open fire, door to under stairs storage cupboard. Conservatory with double doors to garden.

First Floor Landing with two storage cupboards. Main Bedroom with built in wardrobes. En Suite Bathroom with bath, shower over, wc and wash hand basin. Bedroom Three. Shower Room with corner shower, wc and wash hand basin.

Second Floor Landing with cupboard housing boiler. Bedroom Two being dual aspect with three velux windows making it lovely and light, storage into eaves. En Suite with shower cubicle, wc and wash hand basin (in need of remedial work).

Outside to the rear is a low maintenance garden comprising a paved patio leading to some artificial lawn with decked area at the rear, enclosed by fencing and flower bed borders, gated rear access leading to garage. Garage En Bloc in a block of four.

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 DECLARATION: In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is a friend of an Associate Director of this firm. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.

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.

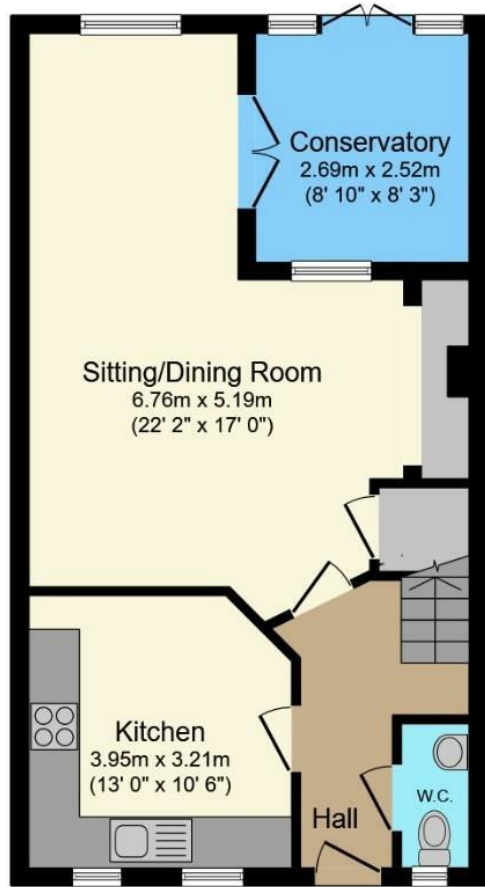
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

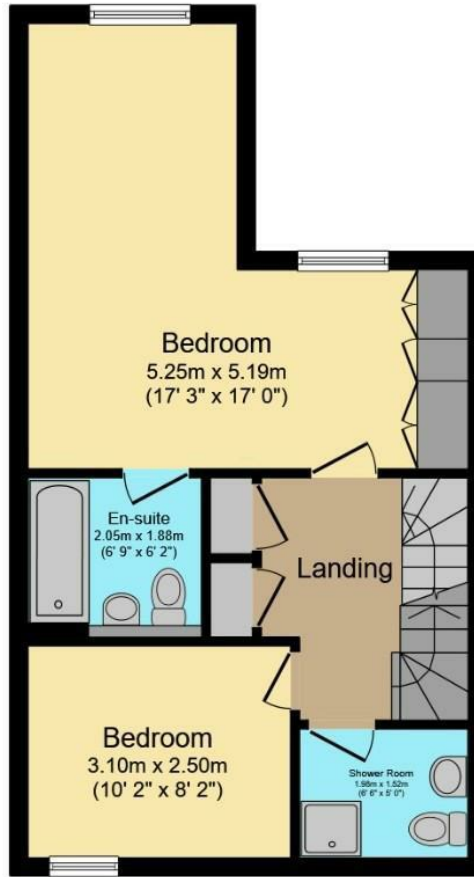
VIEWING: By Prior Appointment with the selling agent.



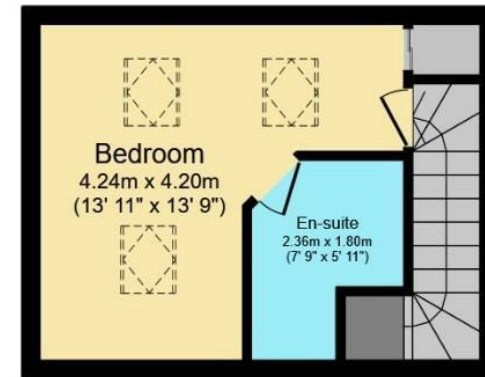
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Ground Floor



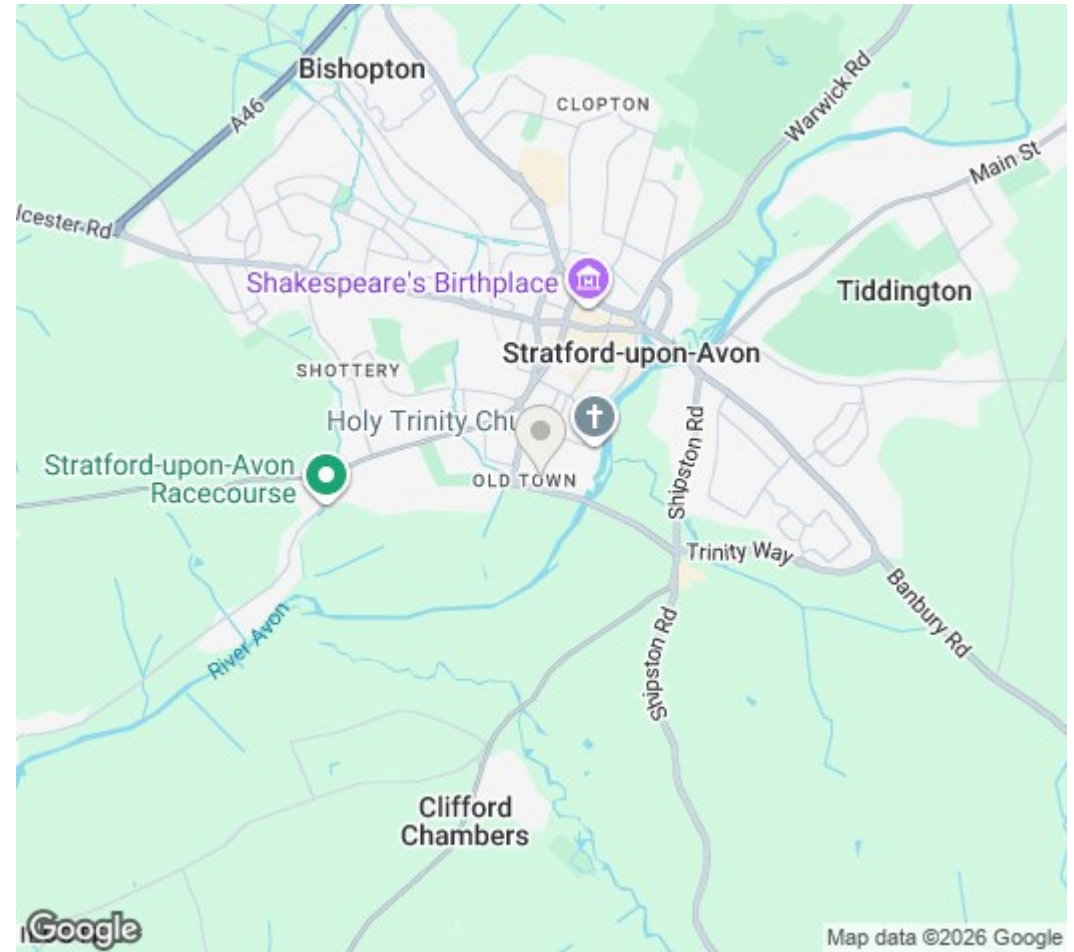
First Floor



Second Floor

Total floor area: 109.1 sq.m. (1,176 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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Peter Clarke

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