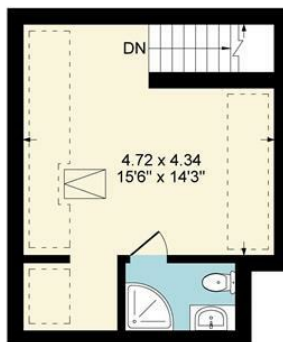


Peter Clarke

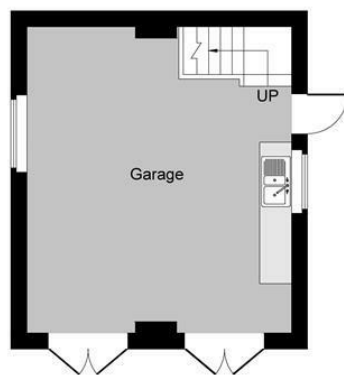


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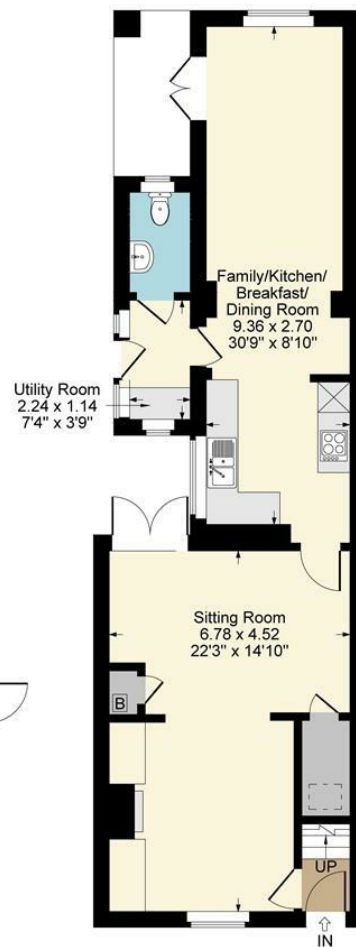
13 Cherry Street, Stratford-upon-Avon



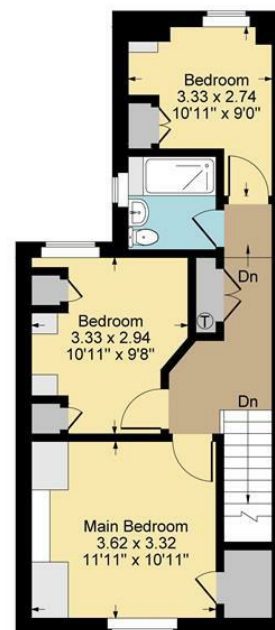
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 62.69 sq m / 675 sq ft
 First Floor = 42.37 sq m / 456 sq ft
 Garage Ground Floor = 28.67 sq m / 309 sq ft
 Garage First Floor = 26.15 sq m / 281 sq ft
 Total Area = 159.88 sq m / 1721 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Three bedroom cottage in Old Town towards the end of a cul de sac
- Driveway and DETACHED DOUBLE GARAGE
- Excellent kitchen/breakfast/dining room
- In need of some updating and modernisation
- West facing rear garden



Offers Based On £575,000

An excellent Old Town, three bedroom end of terrace cottage, located towards the end of the cul de sac. The property is made further desirable by having it's own driveway to a DETACHED DOUBLE GARAGE at the rear of the property, a rarity in Old Town. The property has been extended to the ground floor rear to provide an excellent family kitchen/breakfast/dining room but overall would benefit from updating and modernisation. The plot is west facing and landscaped. Outstanding scope and potential.

ACCOMMODATION

ENTRANCE HALL

SITTING ROOM

with stone fireplace and shelving to either side, double doors to rear garden.

FAMILY KITCHEN/BREAKFAST/DINING ROOM

with range of matching wall and base units with cupboards and drawers, twin circular stainless steel sinks, four ring gas hob with extractor hood over, built in oven. Space for dining table and chairs. Double doors to garden.

UTILITY ROOM

CLOAKROOM

with wc and wash hand basin.

FIRST FLOOR LANDING

with hatch and ladder to converted roof space.

BEDROOM ONE

with range of built in furniture.

BEDROOM TWO

with built in shelving and drawers.

BEDROOM THREE

with range of built in furniture.

SHOWER ROOM

with built in shower cubicle, wc and wash hand basin.

OUTSIDE

There is a blocked paved drive leading to

DETACHED DOUBLE GARAGE

with two pairs of double doors to front, pedestrian door to side and range of units including sink. Stairs leading to

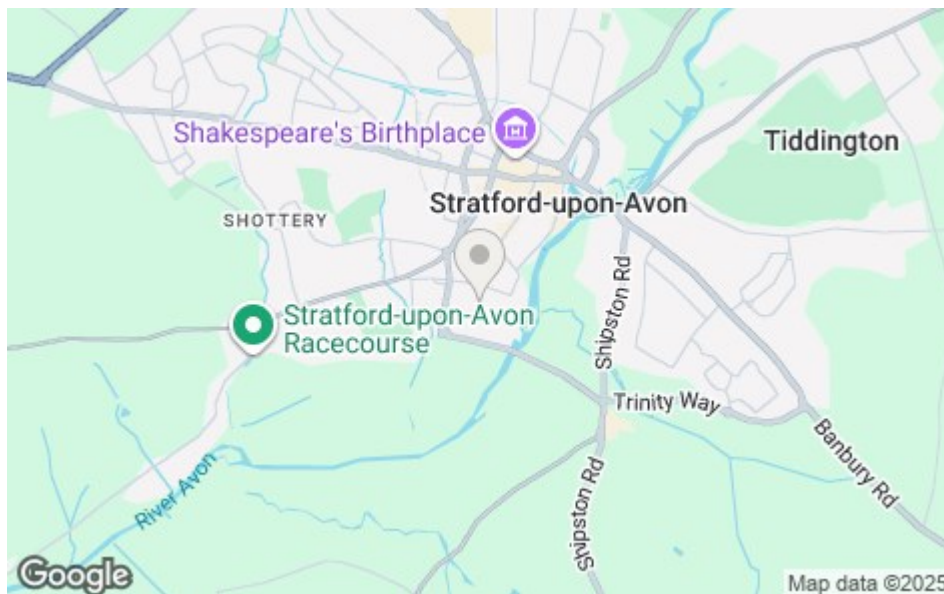
OFFICE OVER

with en suite shower room.

WEST FACING LANDSCAPED GARDEN







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: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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.





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Peter Clarke

