


The Cottage The Green, Long Marston, Stratford-upon-Avon, CV37 8RJ

- Tucked away private position
- Charming character cottage
- Recently refurbished throughout
- Sitting room with inglenook fireplace
- Refitted kitchen/breakfast room
- Two double bedrooms
- Ground floor bathroom
- Very pretty enclosed private front garden
- Two parking spaces
- Offered for sale with no onward chain

2 1 1

£250,000

NO CHAIN. A recently refurbished and beautifully presented terraced cottage, privately tucked away off a small private road in the heart of this popular village. The property provides charming character accommodation with a sitting room featuring an inglenook fireplace, refitted kitchen/breakfast room, two double bedrooms, ground floor bathroom, very pretty private front garden and two allocated parking spaces, and is offered for sale with no onward chain.

**ACCOMMODATION**

Entrance hall, with useful understairs storage cupboard. The sitting room is a particularly charming room, with characterful inglenook fireplace with stone fireplace surround. The room is dual aspect, providing excellent natural light. The refitted kitchen/breakfast room has been finished in a contemporary style, with a range of attractive grey units, incorporating a sink, four-ring electric hob with oven and grill, space for a fridge/freezer, built-in washing machine and dishwasher. The ground floor bathroom is fitted with a WC, wash hand basin and bath with shower over, and shower screen.

First-floor landing, with wardrobe and airing cupboard. Bedroom One is a good-sized double bedroom with attractive character. Bedroom Two provides a further well-proportioned double bedroom.

**OUTSIDE**

The property is approached via a small private road, leading to two parking spaces allocated to the property. A gated entrance leads into the property's fully enclosed private front garden, which is a particularly attractive feature. The garden is approached via a brick-paved pathway and is principally lawned, with attractive evergreen, perennial and planted borders. The garden is enclosed by timber fencing, creating a private and pleasant outdoor space.

**GENERAL INFORMATION**

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

AGENTS NOTE: There are no regular maintenance charges for the private road, however if any maintenance is required, the cost is shared between the seven properties.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Modern fully programmable electric 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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Superfast available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Sept26)

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

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

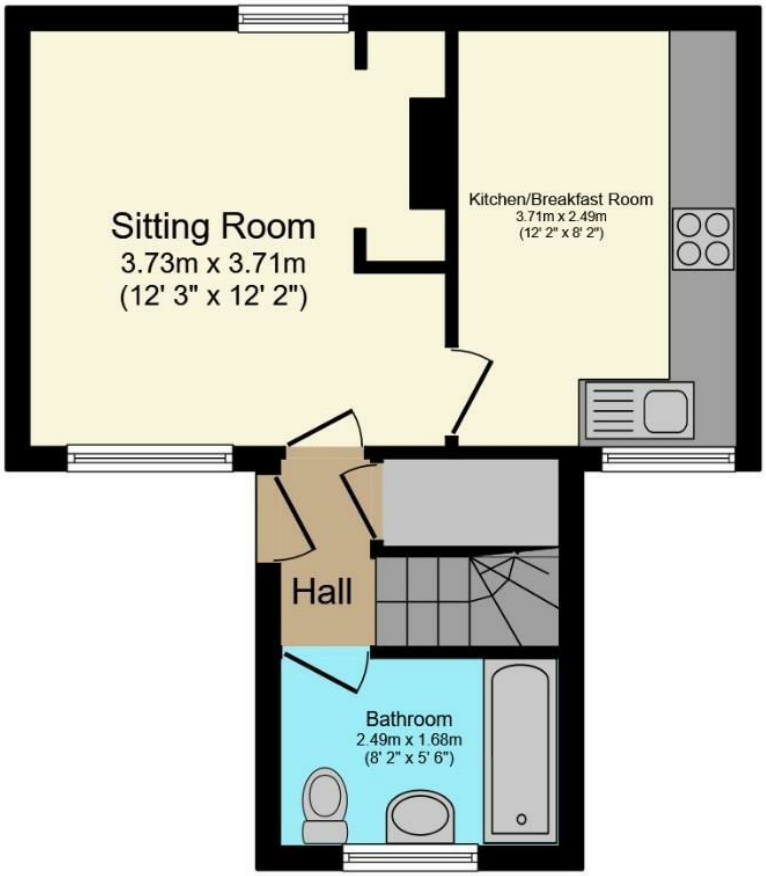
VIEWING: By Prior Appointment with the selling agent.



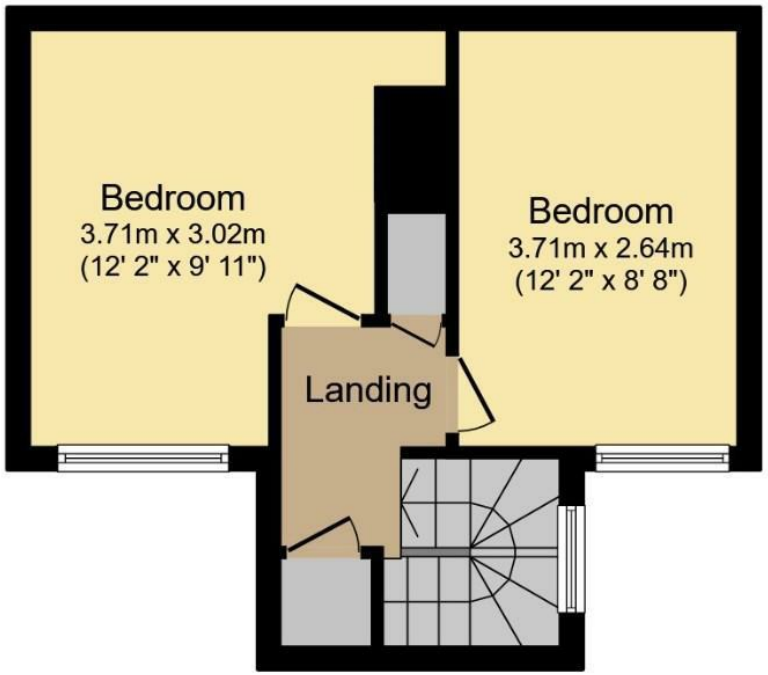




# The Green, Stratford-upon-Avon




Ground Floor



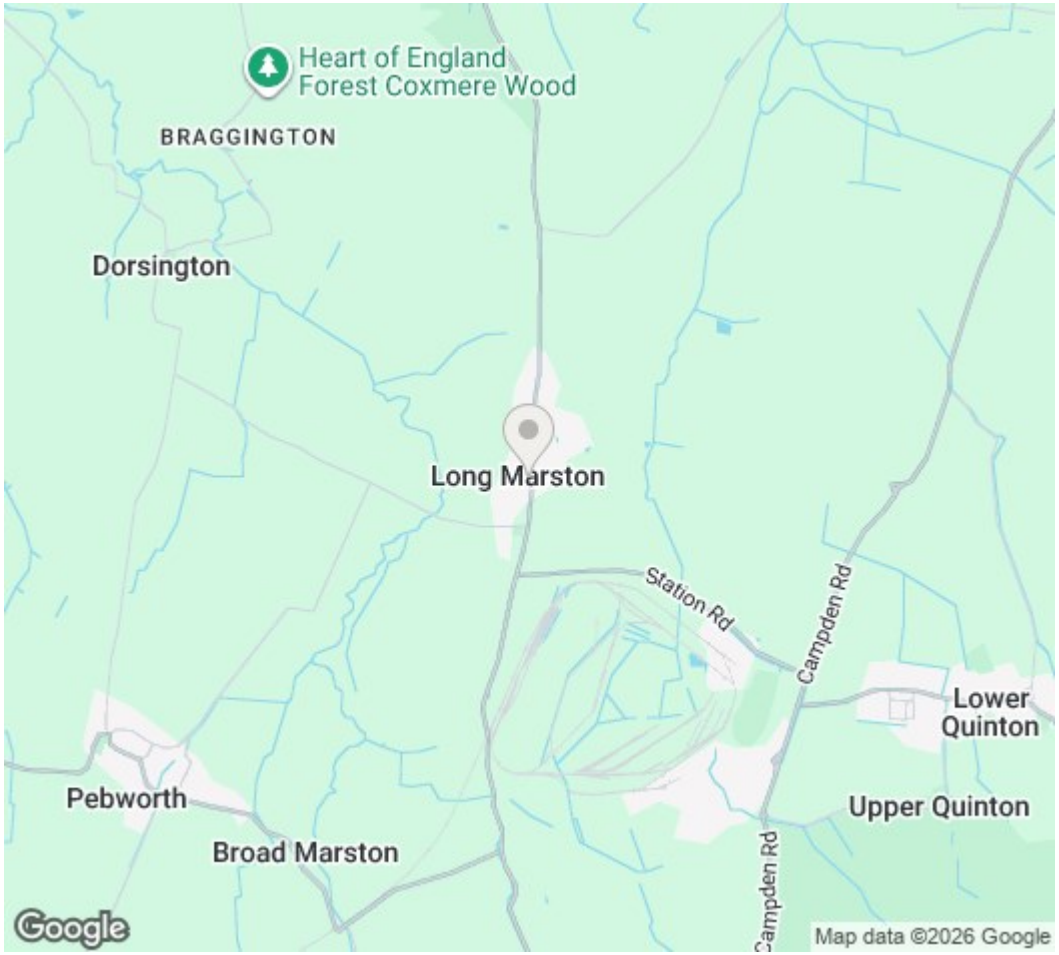

First Floor

Total floor area: 60.0 sq.m. (645 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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