

32 New Street, Stratford-upon-Avon, CV37 6BX

- NO CHAIN
- Two bedroom terraced property
- Located on the edge of Old Town
- Close to the town centre
- Private parking space
- Viewing highly recommended
- Some images are AI Enhanced

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Guide Price £288,000

NO CHAIN. A very well presented two-bedroom, terraced house located on a no-through road at the edge of Old Town. With its own parking space and garden and being within walking distance to Shakespeare's Stratford upon Avon, the property has everything you would want for private and safe central living.

ACCOMMODATION

Storm porch with front door to Entrance Hall. Kitchen with range of cupboards and work surface with sink and drainer, four ring gas hob, extractor hood, integrated oven, washing machine and fridge freezer. Sitting room with electric mock fire, space for dining table, understairs cupboard, door to garden.

Landing. Bedroom One with built in cupboard and space for wardrobe. Bedroom Two. Bathroom with wc, wash hand basin, bath, shower over, towel rail .

Outside to the rear is a garden with patio, flower bed and gate to private parking space. The front garden has a lawn, path, and garden storage unit.

AGENTS NOTE

SOME IMAGES ARE AI ENHANCED

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: SOME IMAGES ARE AI ENHANCED

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 D.

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

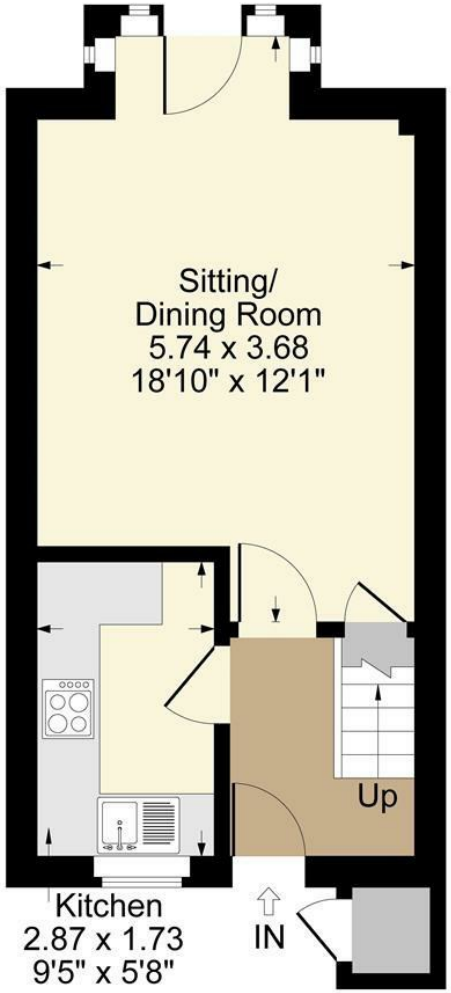
VIEWING: By Prior Appointment with the selling agent.



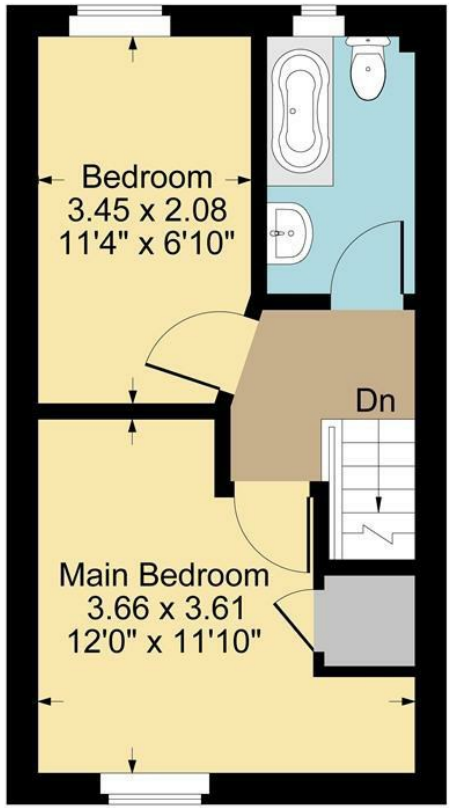




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Ground Floor



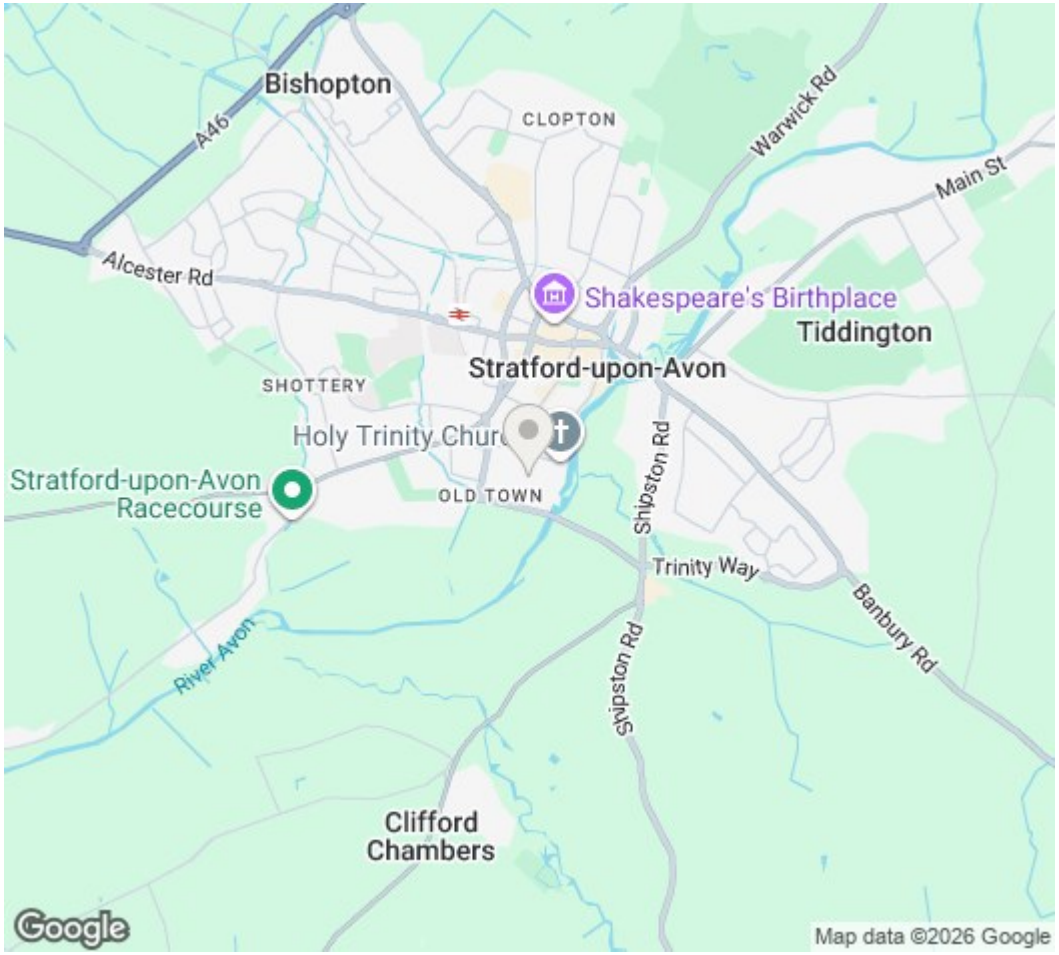
First Floor



Approximate Gross Internal Area
Ground Floor = 28.68 sq m / 309 sq ft
First Floor = 26.47 sq m / 285 sq ft
Total Area = 55.15 sq m / 594 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