



The Cottage, 7 St Gregorys Road, Stratford-upon-Avon, Warwickshire, CV37 6UH

- Ideal investment, downsize, lock up and leave or residential purchase
- Unique two bedroom modern cottage close to the town centre
- Allocated parking
- Small courtyard garden and further communal grounds
- Open plan kitchen/dining/sitting room
- NO CHAIN
- Viewing highly recommended



Offers Over £350,000

A unique, NO CHAIN, opportunity to purchase this two bedroom detached modern bungalow built in 2015 with a small courtyard garden and allocated parking. Located in a tucked away position off St Gregory's Road very close to the town centre. Internally in good decorative order with high specification fittings and underfloor heating, the property, which is currently a busy holiday let, would make an ideal investment, downsize or residential purchase.

#### ACCOMMODATION

A small canopy porch opens into the open plan kitchen/dining/sitting room with window to front, two velux skylight windows, storage cupboard. Kitchen area has range of matching wall and base units with work top over incorporating sink with drainer and four ring gas hob with brushed metal extractor fan hood over, integrated oven, fridge freezer, dishwasher and washer dryer. Rear hall with engineered oak flooring. Cloakroom with wc, wash hand basin. Bedroom with wardrobe, velux roof lights, double doors to rear and engineered wood flooring. Loft hatch leading to a large boarded area for storage, and housing the boiler. Second bedroom with slit window to front, double velux roof lights, engineered wood flooring. Bathroom with opaque slit window to front, velux skylight, bath with shower over, wash hand basin in fitted unit with low level cupboards, wc.

Outside to the rear is a small walled courtyard garden with gravel and gate to front.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. Service charge contribution for communal grounds approx £150 per annum.

**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. The property benefits from the pedestrian and vehicular right of way over number 7 St Gregory's Road.

**LISTED:** No.

**BROADBAND/MOBILE COVERAGE:** Broadband: Ultrafast available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jul26)

**COUNCIL TAX:** The property is not currently assessed for Council Tax.

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

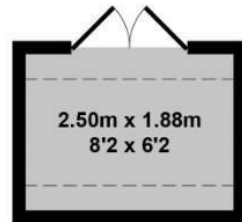
**AGENTS NOTE:** Photos are from a previous marketing schedule.

**VIEWING:** By Prior Appointment with the selling agent.



St Gregory's Road, Stratford Upon Avon  
Total Approx. Floor Area 67.50 Sq.M. (726 Sq.Ft.)

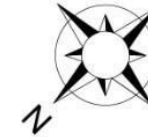
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



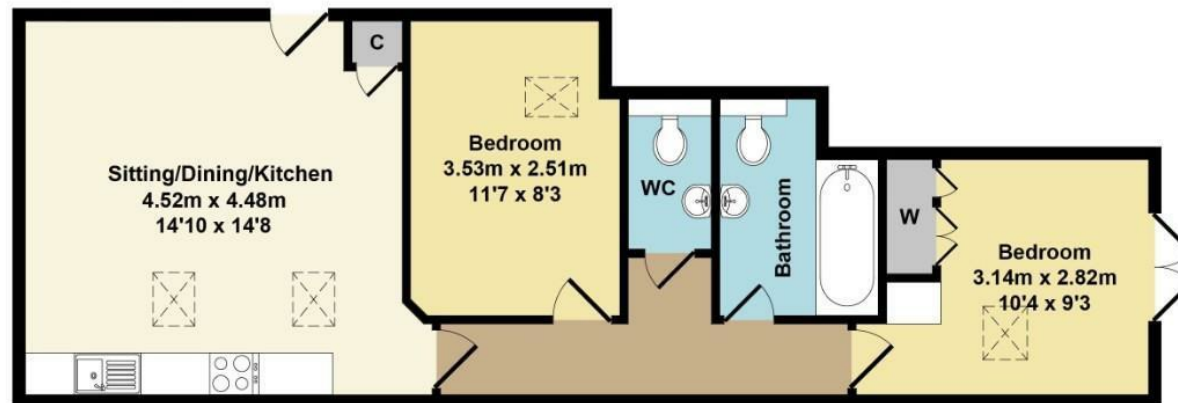
Loft Storage 1  
Approx. Floor  
Area 4.70 Sq.M.  
(50 Sq.Ft.)



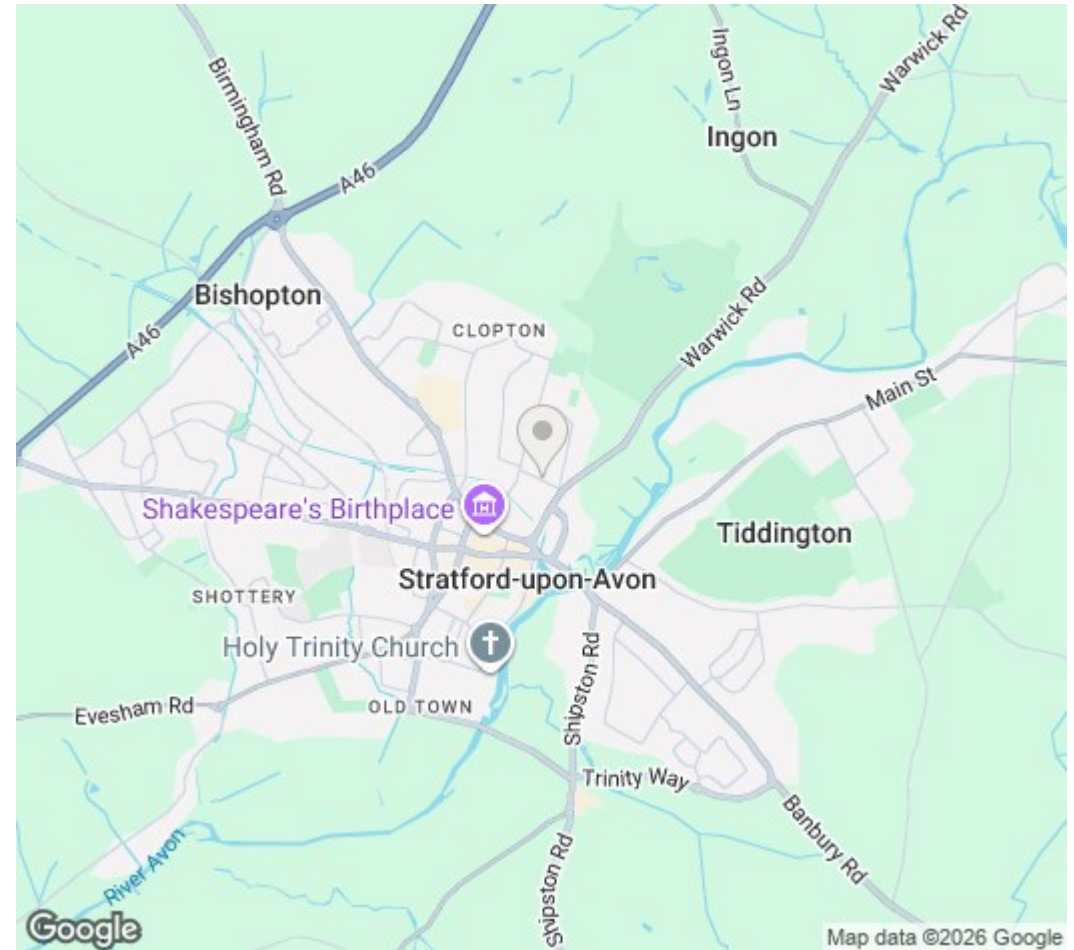
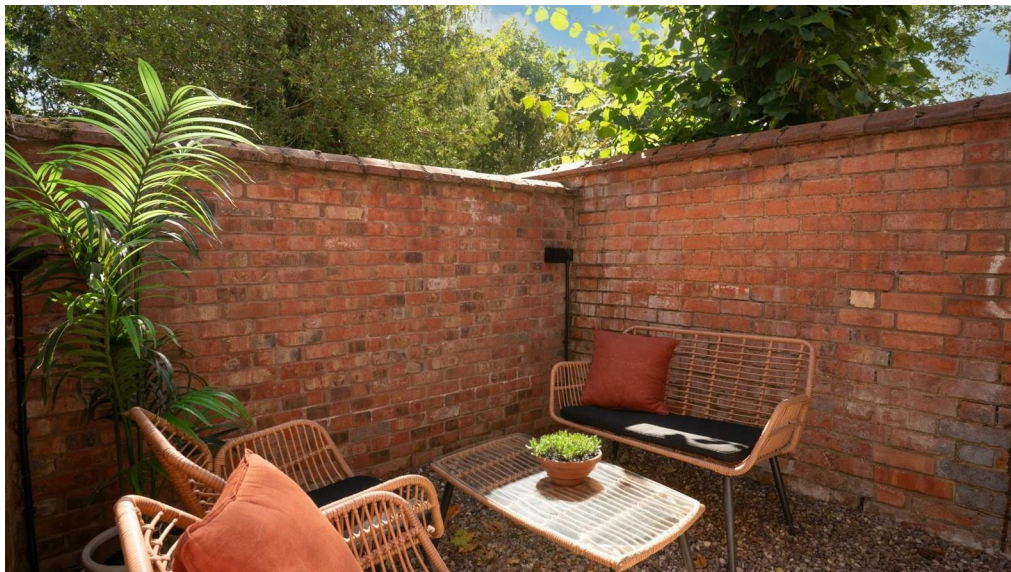
Loft Storage 2  
Approx. Floor  
Area 8.90 Sq.M.  
(96 Sq.Ft.)



 = Reduced headroom  
below 1.5m / 5'0



Ground Floor  
Approx. Floor  
Area 53.90 Sq.M.  
(580 Sq.Ft.)



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