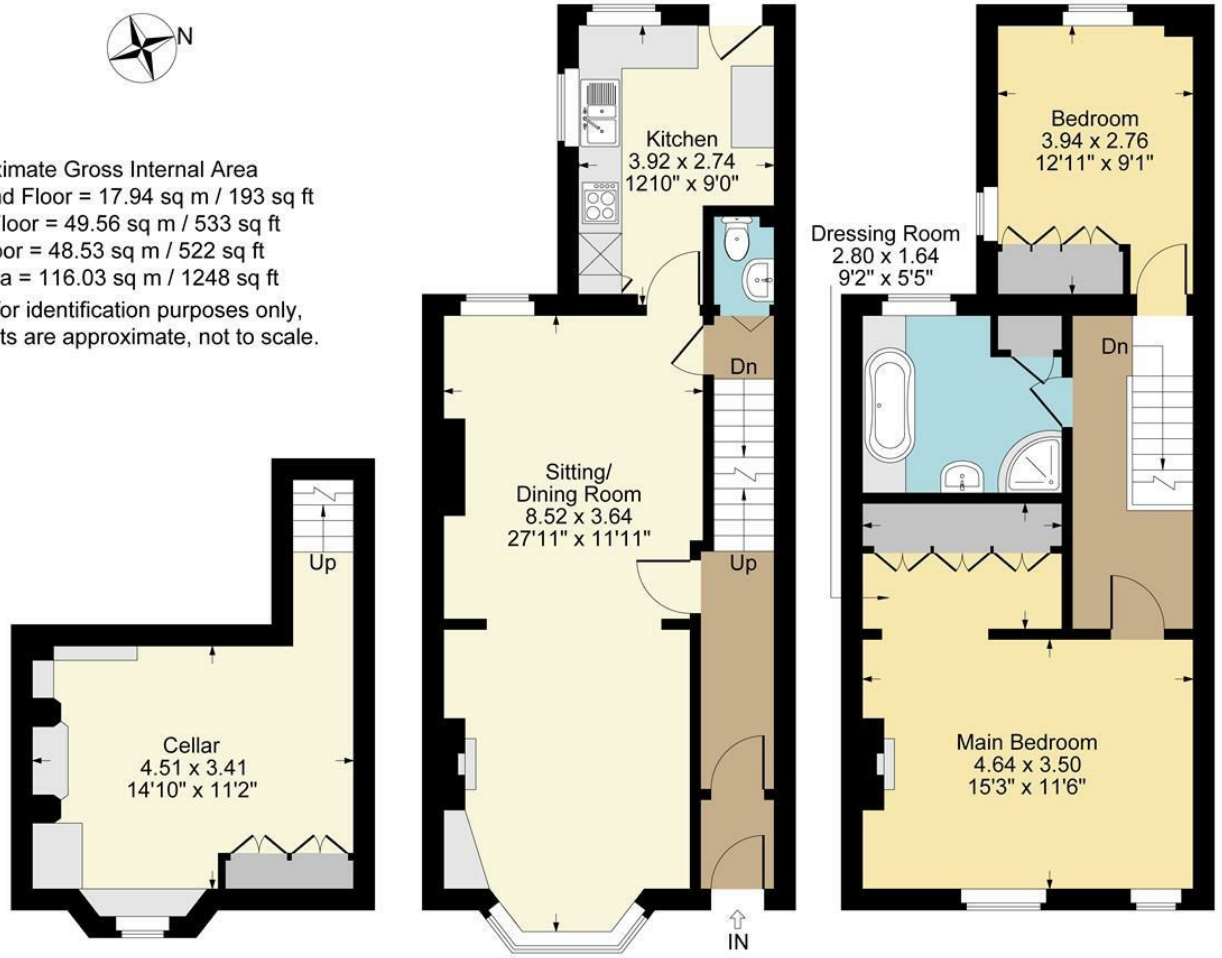


35 Broad Street, Stratford-upon-Avon, CV37 6HN

35 Broad Street, Stratford-upon-Avon

Approximate Gross Internal Area
Lower Ground Floor = 17.94 sq m / 193 sq ft
Ground Floor = 49.56 sq m / 533 sq ft
First Floor = 48.53 sq m / 522 sq ft
Total Area = 116.03 sq m / 1248 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Lower Ground Floor Ground Floor First Floor

- Sought-after Old Town in a conservation area
- Walking distance to the town centre
- Upgraded accommodation
- Entrance hall
- Spacious sitting/dining room
- Excellent converted cellar
- Principal bedroom with dressing area and fitted wardrobes
- Second double bedroom. Luxury family bathroom
- West-facing courtyard-style gardens

2 1 2

Guide Price £575,000

An upgraded and spacious Victorian terraced townhouse offering two double bedrooms, situated within a conservation area in the sought-after Old Town and within easy walking distance of the town centre. The property features a superb sitting/dining room, excellent cellar, stylish kitchen, luxury family bathroom, generous master bedroom with dressing area, and attractive west-facing courtyard gardens.

ACCOMMODATION

ENTRANCE PORCH
Front door leading to the entrance porch with further door opening into the entrance hall.

ENTRANCE HALL
Exposed wooden flooring and staircase rising to the first floor.

SITTING/DINING ROOM
A spacious dual-purpose reception room with exposed wooden flooring, attractive bay window to the front with window shutters, feature gas fire. Cloakroom fitted with WC and wash hand basin.

Steps lead down to the:

CELLAR
With front-facing window, plastered walls and ceiling, recessed downlighters, exposed wooden flooring and fitted wardrobes, providing a versatile additional space.

KITCHEN
Fitted with a stainless steel sink unit, a range of fitted cupboards and work surfaces, four-burner gas hob with built-in oven and grill beneath, space and plumbing for a washing machine, and space for a fridge/freezer.

FIRST FLOOR LANDING
Access to the loft space via a loft ladder.

BEDROOM
A generous double bedroom featuring window shutters, an attractive cast-iron fireplace and a dressing area with six-door fitted wardrobes.

BEDROOM
A further double bedroom enjoying a dual aspect, fitted wardrobes and an attractive stained-glass feature window.

FAMILY BATHROOM
A luxury bathroom comprising WC, wash hand basin, double-ended bath with central mixer taps, separate shower cubicle, airing cupboard housing the gas-fired boiler, and window shutters.

OUTSIDE
To the front is a shallow slate-chipped foregarden.

The enclosed west-facing courtyard garden enjoys







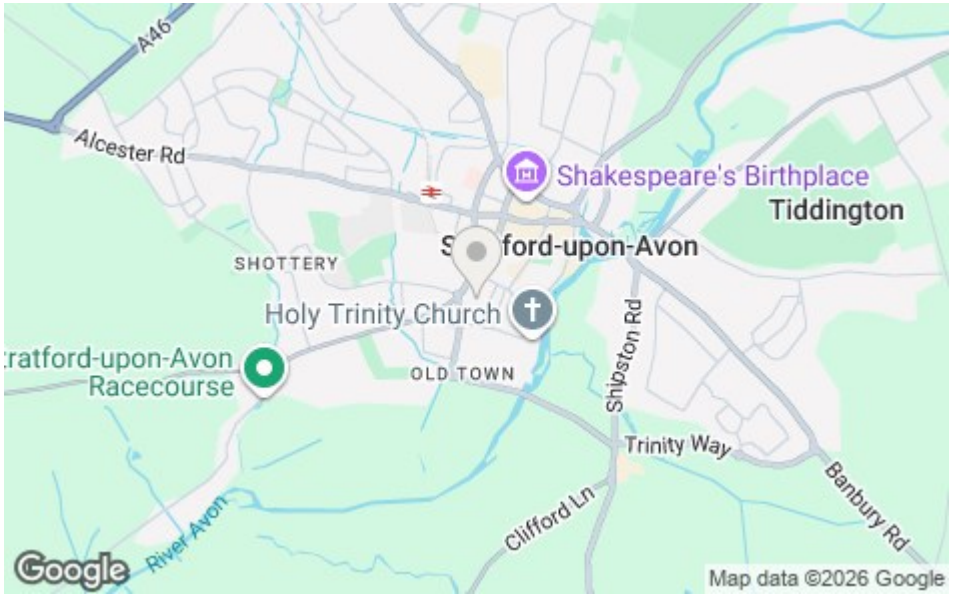

Hotpoint













raised brick-edged flower borders, a useful bin store, and gated rear pedestrian access leading directly onto Broad Walk.

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.

SERVICES: We have been advised by the vendor that mains electric, 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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.

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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serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth