

THE PROPERTY

Peter Clarke

3 Shakespeare Street, Stratford-upon-Avon, CV37 6RN

Offers over £365,000

A fine example of town centre living, this Grade II listed property offers two good sized bedrooms, open plan living dining room, kitchen, very useful cellar, upgraded stylish bathroom and a private courtyard garden. In very good decorative order and situated only moments away from a range of pubs, restaurants, shopping and the theatres. NO ONWARD CHAIN.



STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

SHAKESPEARE STREET consists of a range of mainly terraced cottages within a short stroll of the town centre.

ACCOMMODATION A front door leads to

ENTRANCE HALL with strip wooden flooring and door leading off to

OPEN PLAN SITTING/DINING ROOM

SITTING ROOM with window to front, feature wrought iron fireplace and surround, stripped wood flooring and opening into

DINING ROOM with window to rear, tiled floor with underfloor heating, floor to ceiling storage cupboard and door to cellar.

KITCHEN range of low level cupboard space with wooden work top, integrated sunken ceramic sink, space for Rangemaster, exposed brick archway, storage shelving and

space for fridge freezer. Tiled floor with underfloor heating and door to rear.

USEFUL CELLAR with inflow extractor fan and outflow extractor fan, stripped wood floor, base unit with wooden worktop and worktop shelving, space for washing machine, space for wine cooling fridge, storage cupboards and beamed effect ceiling.

FIRST FLOOR LANDING door to storage cupboard with loft hatch.

BEDROOM ONE with window to front, two sets of double walk in wardrobes with rail and storage cupboards over.



BEDROOM TWO with window to rear, feature wrought iron fireplace, a good sized double room.

UPGRADED BATHROOM smoked glass window to rear, spotlights, loft hatch, bath with tiled surround raindrop shower head and separate hand held shower head over, Fired Earth pedestal wash hand basin, w/c, chrome heated towel rail and radiator combined, fitted shelving, mostly tiled walls and Karndean flooring.

OUTSIDE To the **REAR** is a private landscaped courtyard garden with paving and artificial lawn, sleeper seating area, timber bin store. Outside tap, power and lights.



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 electricity, gas, water and drainage are connected to the property. This information 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 currently being assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

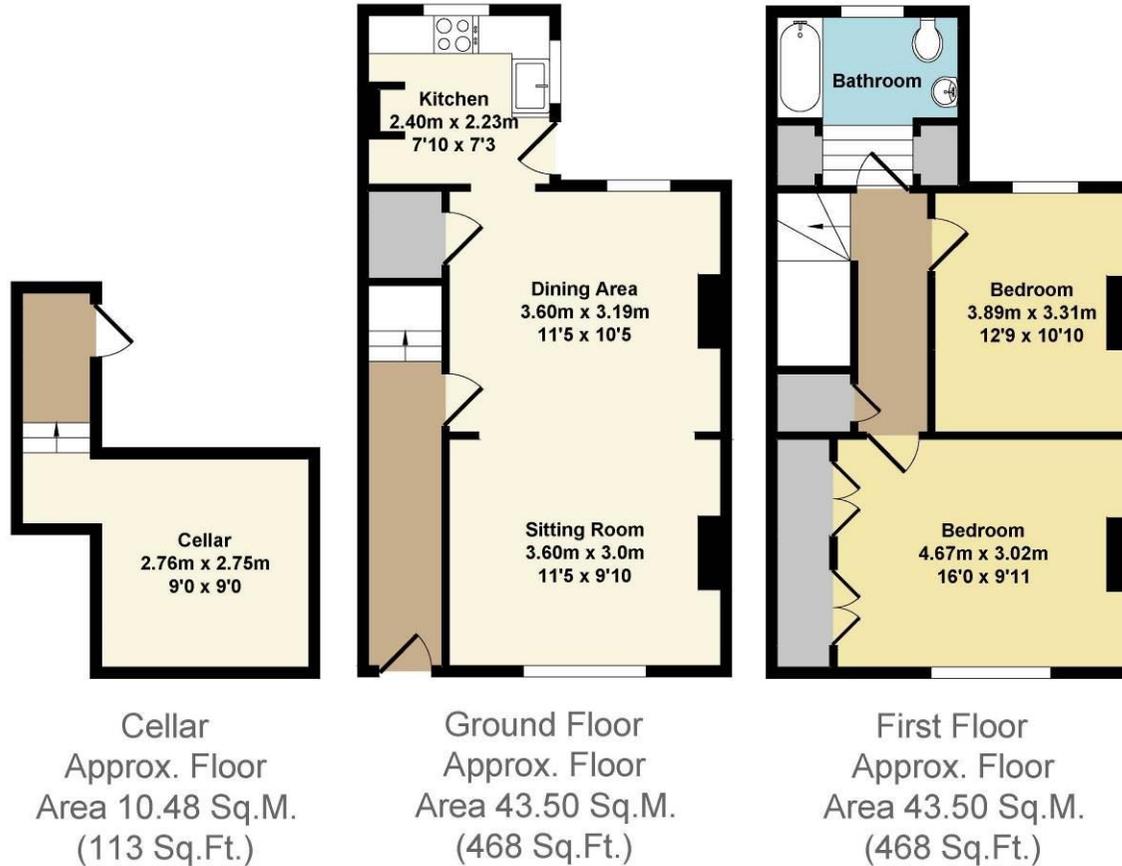
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Shakespeare Street, Stratford CV37 6RN
 Total Approx. Floor Area 97.48 Sq.M. (1049 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.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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