30 Shottery Road, Stratford-upon-Avon, Warwickshire, CV37 9QB

- Walking distance to the town centre
- End terraced cottage
- Reception room with attractive fireplace
- Four piece bathroom
- Extended kitchen
- Small courtyard garden to the rear

2 1 1

£270,000

Located within walking distance of the town centre is this extended two bedroom cottage offered with NO ONWARD CHAIN. One reception room with decorative fireplace, kitchen, two bedrooms, four piece bathroom and a courtyard garden at the rear. Having been successfully let for a number of years, we believe this makes an ideal investment or first time purchase.

ACCOMMODATION

Inner hall. Reception room with coal effect gas fire with decorative surround and mantle over, built in storage to side, door to understairs storage cupboard and double doors to courtyard. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead canopy extractor, space for fridge freezer, washing machine and slimline dishwasher, wall mounted combi boiler.

First floor with two bedrooms, one with loft hatch. Family bathroom with four piece suite comprising bath, shower cubicle, wc and pedestal wash hand basin.

Outside to the rear is a small courtyard garden enclosed by stone and flower bed borders. On road parking is available by permit with Warwickshire County Coucil.

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.

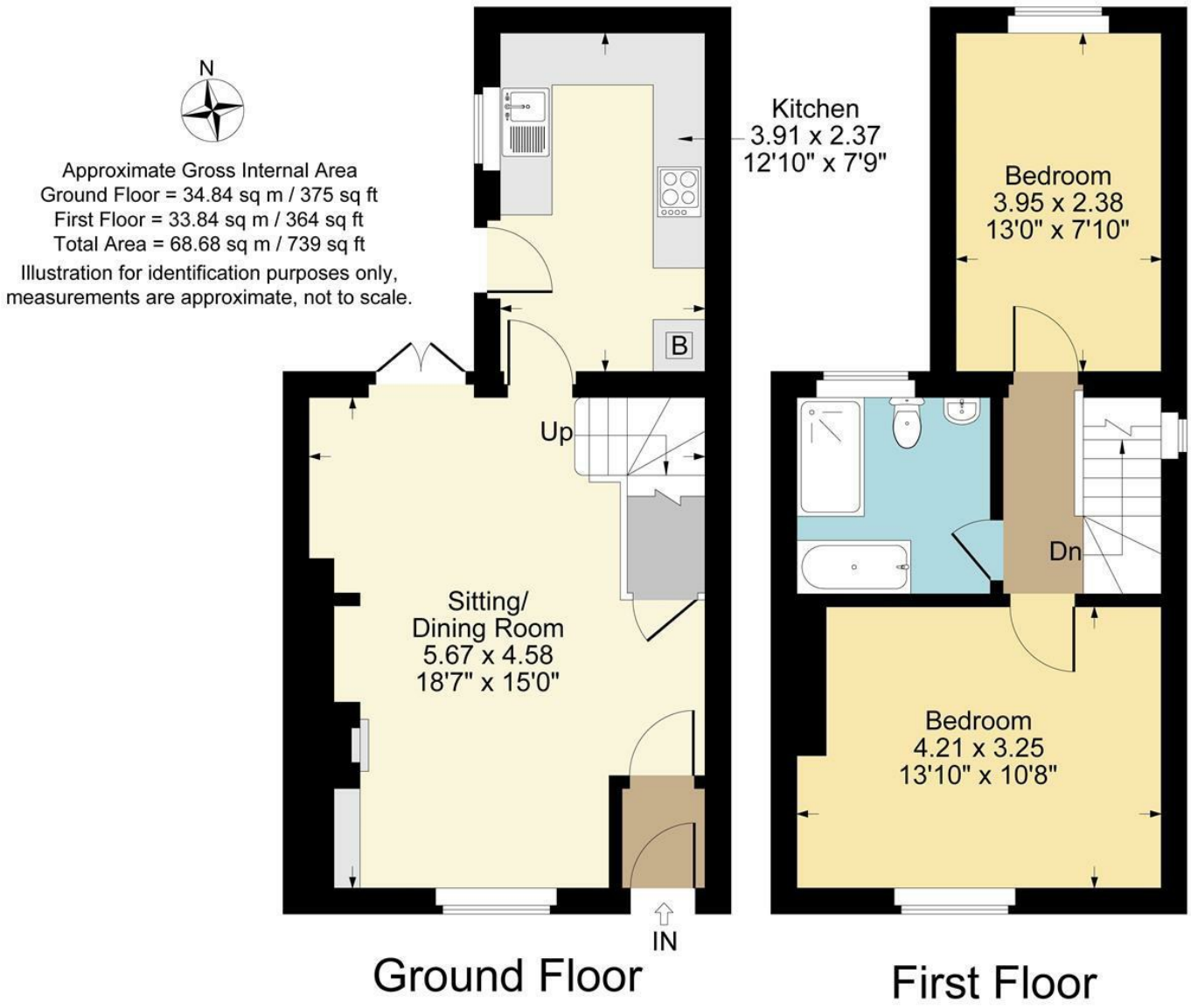
AGENTS DECLATION: In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is a Partner of this firm. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.

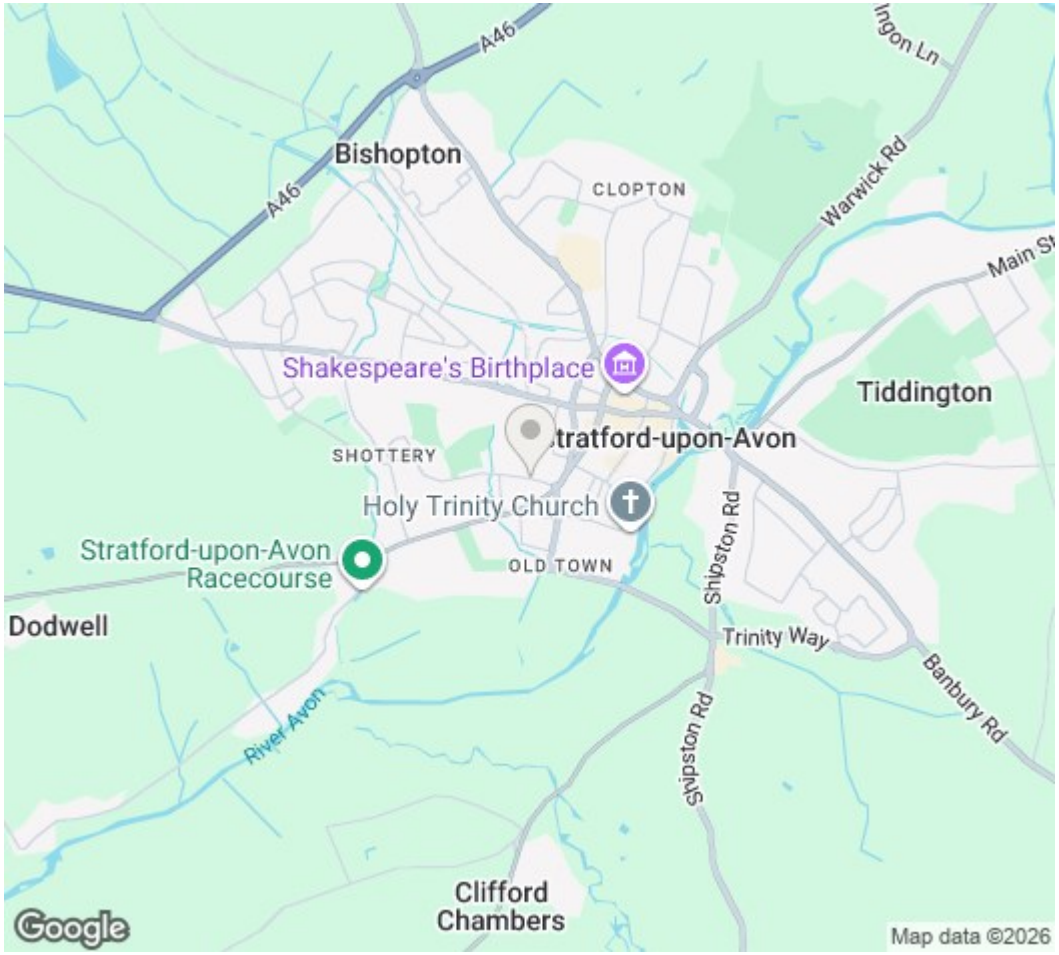
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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.


N
Approximate Gross Internal Area
Ground Floor = 34.84 sq m / 375 sq ft
First Floor = 33.84 sq m / 364 sq ft
Total Area = 68.68 sq m / 739 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.
Kitchen
3.91 x 2.37
12'10" x 7'9"
B
Up
Sitting/
Dining Room
5.67 x 4.58
18'7" x 15'0"
IN
Ground Floor
Bedroom
3.95 x 2.38
13'0" x 7'10"
Dn
Bedroom
4.21 x 3.25
13'10" x 10'8"
First Floor



DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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

Peter Clarke