



Peter Clarke

44 Rookes Court Brewery Street, Stratford-upon-Avon, CV37 0TJ

- Walking distance of the town centre
- Two double bedrooms
- Boarded loft space currently used as an office
- Tandem garage
- Dining kitchen
- Ideal lock up and leave



£280,000

Within walking distance of the town centre, is this two DOUBLE bedroom home with the unusual benefit of a TANDEM GARAGE and boarded loft space currently used as a home office. This home boasts a modern dining kitchen and bathroom and we believe would make an ideal home, lock up and leave or air bnb opportunity.

ACCOMMODATION

Entrance hall. Cloakroom with wc, wash hand basin with storage under. Dining kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring electric hob and overhead extractor fan, space for fridge, freezer, washing machine and slimline dishwasher. Sitting room with lots of natural light having two windows to front.

First floor landing with built in storage cupboard. Loft access having pull down ladder, giving access to a fully carpeted and plastered loft, currently utilised as an office space with two velux windows, power and light. Two double bedrooms, one having built in storage. Bathroom with a white suite comprising P shaped bath, rainfall shower over and additional attachment, wc, wash basin plus an abundance of fitted cupboards maximising on storage, wall mounted heated towel rail.

Outside to the front is a tandem garage with up and over door, power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold but please be aware the garage is leasehold with a 99 year lease from 1982. We are currently investigating the cost of extending the lease with the management company. There is a current annual maintenance charge of £721.80. 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.

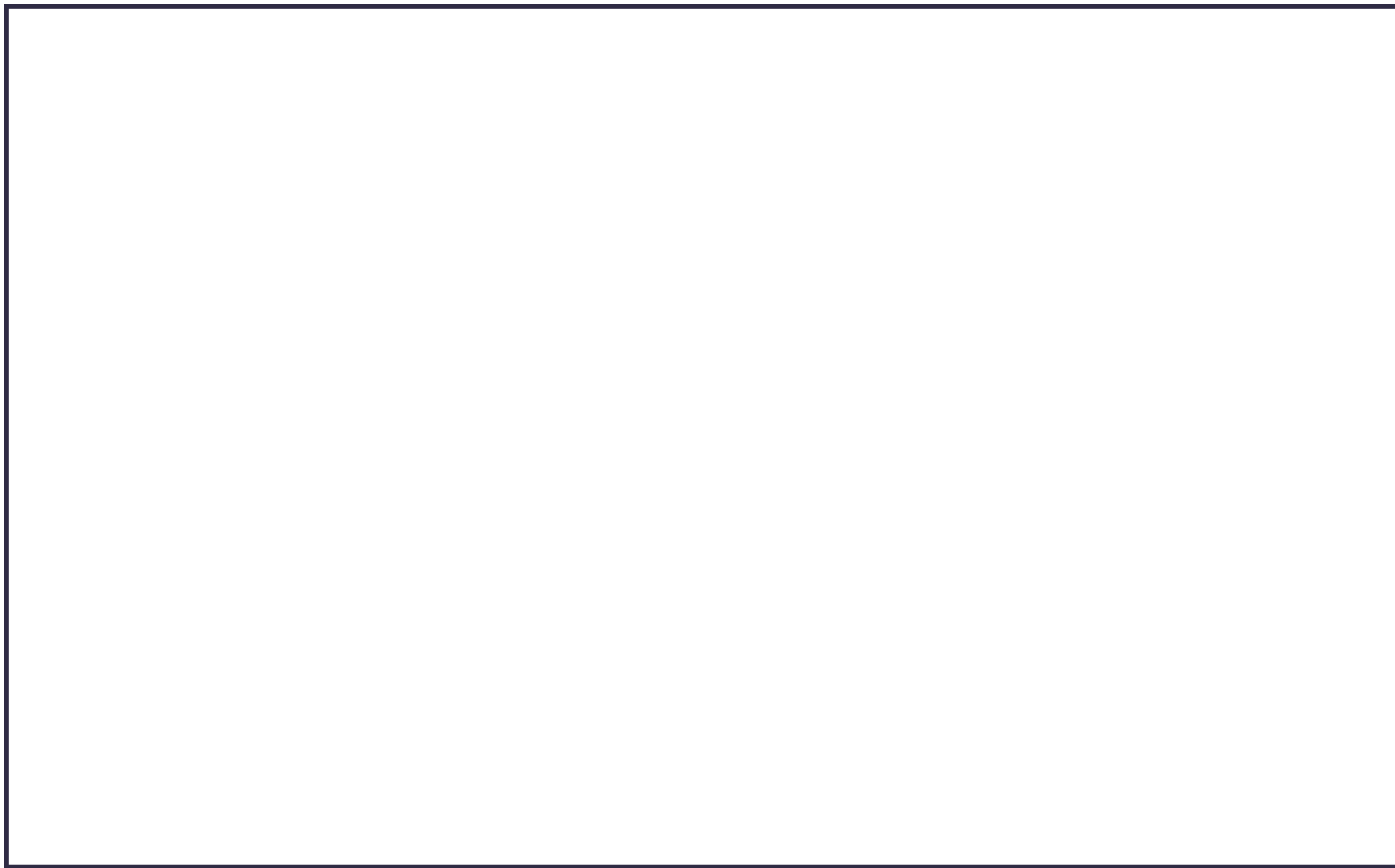
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

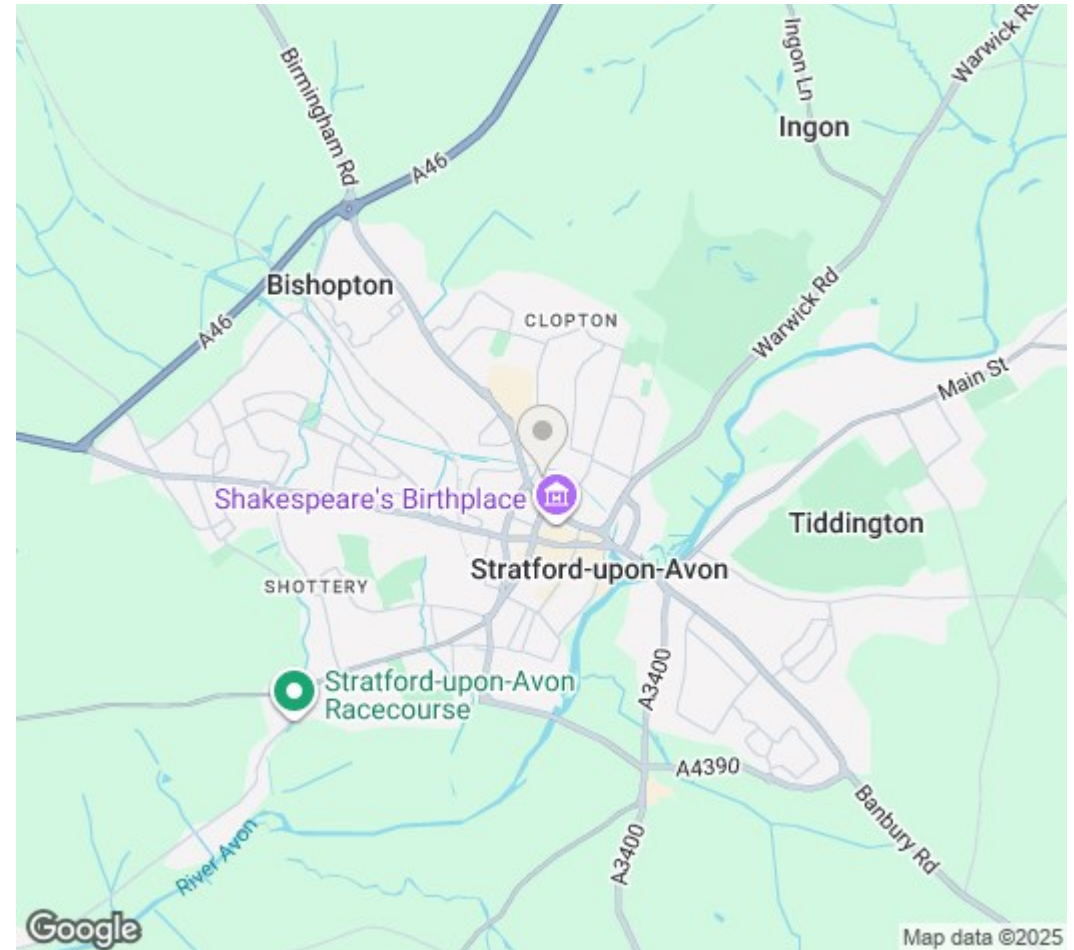
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. 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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