

Peter Clarke



4 Ryland Street, Stratford-upon-Avon, CV37 6DA

- Sought after Old Town location
- Close walking distance of town centre
- Sitting room, refitted shower room, kitchen
- Two bedrooms
- Recently landscaped garden



Guide Price £268,000

PLANNING PERMISSION GRANTED Situated in the ever popular Old Town within close walking distance of the town centre in a quiet position, is this two bedroom mid-terraced town cottage providing sitting room, kitchen, refitted shower room, two bedrooms and recently landscaped attractive garden. Planning permission for two storey extension to rear.

ACCOMMODATION

Front door leads to sitting room with fitted cupboards. Inner hall. Kitchen with range of cupboards and work surface, sink, four burner gas hob with oven and grill below, space for fridge freezer, space and plumbing for washing machine. Refitted shower room with wc, wash basin and shower cubicle, chrome heated towel rail.

First floor landing with access to boiler. Bedroom One with fitted wardrobes. Bedroom Two with fitted wardrobes.

Outside is a landscaped rear garden with porcelain tiles, pathway and patio to the rear of the garden. Gravelled raised plant beds and enclosed by wood fencing and wall. Gated access to shed, pathway.

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.

AGENTS NOTE: Planning reference 23/02446/FUL.

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. There is a right of way for the neighbouring property at the rear of the garden.

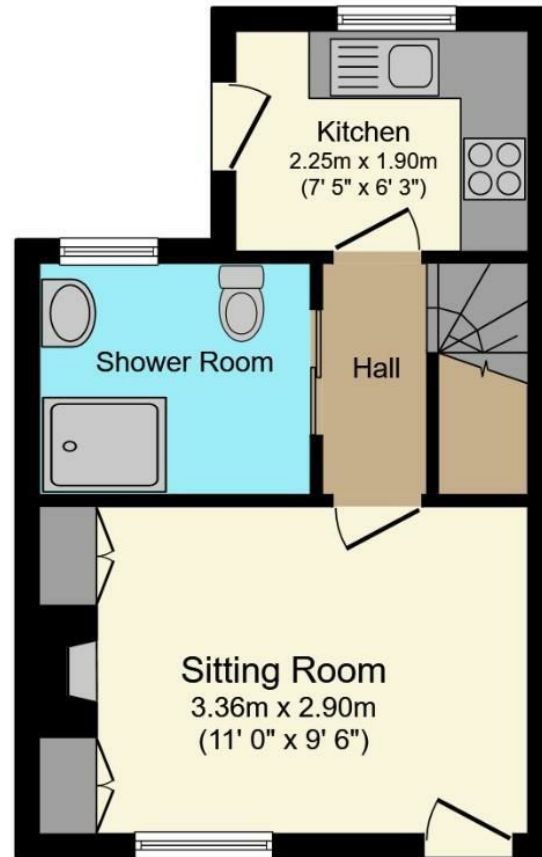
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

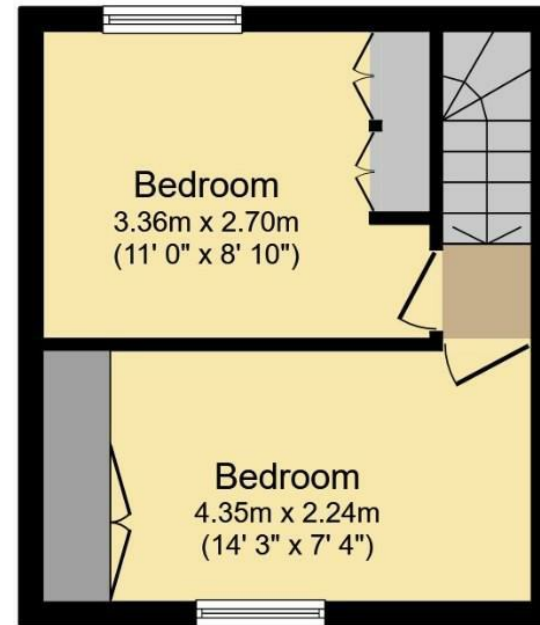


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Ground Floor

Floor area 23.1 sq.m. (249 sq.ft.)

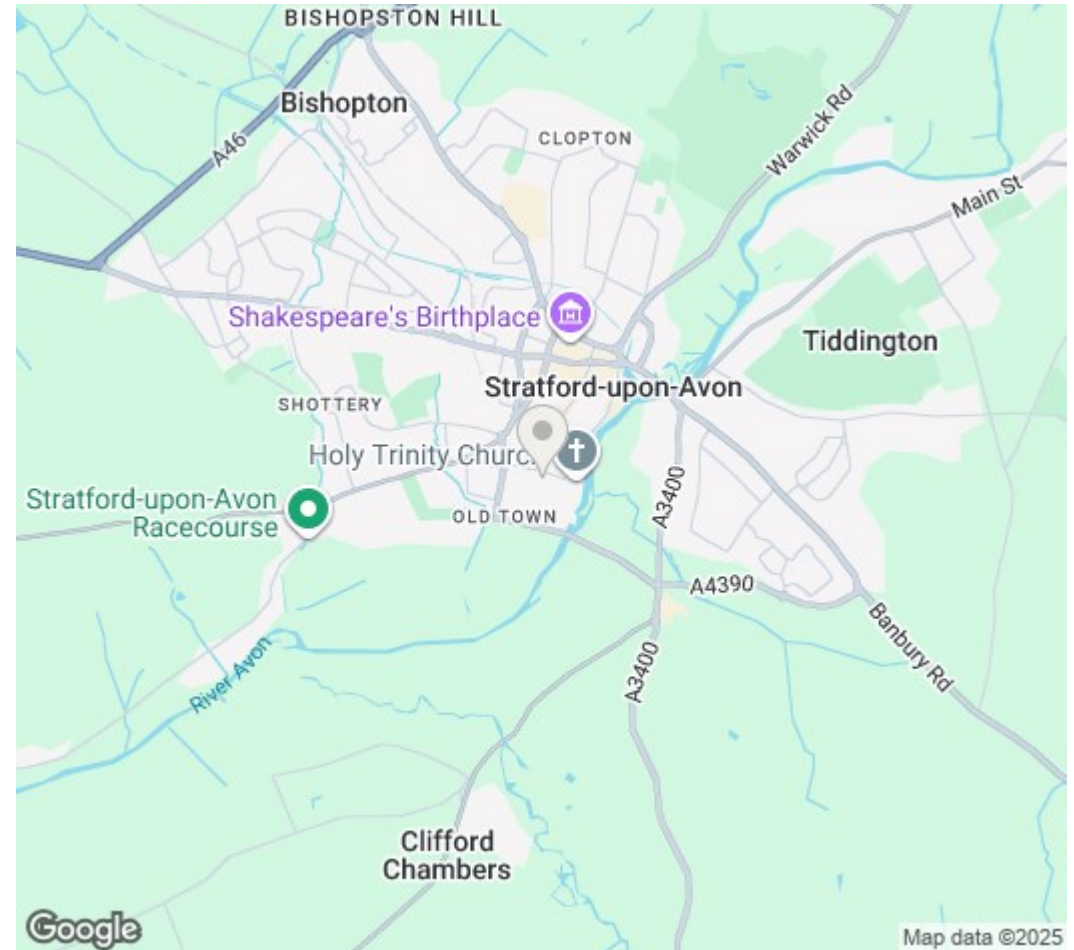


First Floor

Floor area 22.4 sq.m. (241 sq.ft.)

Total floor area: 49.6 sq.m. (533 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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