93 Old Town Mews, Old Town, Stratford-upon-Avon, CV37 6GR

- NO CHAIN
- Spacious three bedroom mews house
- Sitting room with fireplace, kitchen and conservatory
- Plenty of scope to re-model and extend (STPP)
- Three good sized bedrooms
- Driveway, garage and garden
- Walking distance of the town centre
- Viewing highly recommended

3 1 2

Guide Price £340,000

Offered with NO ONWARD CHAIN is this deceptively spacious three bedroom mews home offering potential to remodel and extend (STPP) and conveniently located within walking distance of the town centre. Additional benefits include a conservatory, garage, two off road parking spaces and enclosed rear garden.

ACCOMMODATION

Entrance porch opens into sitting room with windows to front and side, feature fireplace housing gas stove with tiled hearth. Kitchen/dining room with range of matching wall and base units with work top over incorporating one and a half bowl sink with drainer and four ring hob with extractor fan hood over, integrated double oven, fridge freezer, dishwasher and space for washing machine, tiled floor throughout. Conservatory with quarter brick pier and double glazed frame work with perspex roof panels, radiator, power and light.

First floor landing, loft hatch with ladder leading to a part boarded loft space with light. Storage cupboard with Worcester combination boiler. L shaped bedroom with two windows to rear, range of fitted wardrobes and dressing table with drawers. Bedroom with window to front, range of fitted wardrobes and dressing table with drawers, overstairs storage cupboard. Bedroom with window to rear. Shower room with opaque window to front, shower cubicle having Mira electric shower, pedestal wash hand basin, wc, heated towel rail, part tiled walls.

Outside to the front is a brick paved pathway, stone chipping planted beds, garage with up and over door, pedestrian door to rear, internal power and light. One allocated parking space and use of two shared visitor spaces. Rear garden with mix of paved pathways, patios, partly laid to lawn, planted beds, pergola, timber shed, outside tap and panelled fence boundaries.

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. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

AGENTS NOTE: Previous marketing images have been used.

AGENTS DECLARATION: 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 connected person 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. There is a shared driveway to the front, with neighbouring properties.

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

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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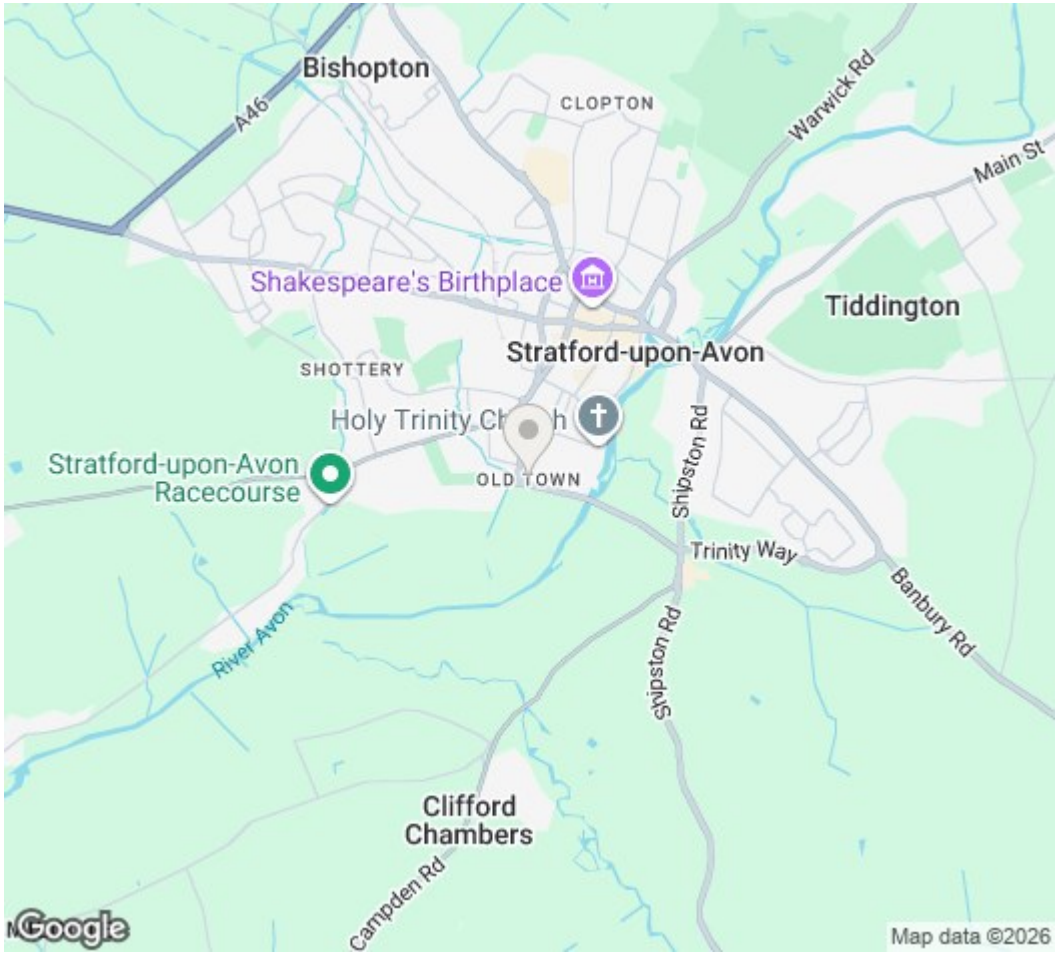
Ground Floor **First Floor**

Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 109.0 sq m / 1173 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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

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