

Peter Clarke

IN ASSOCIATION WITH

Winkworth



7 Sanctus Road, Stratford-upon-Avon, CV37 9AE

- Two bedroom town centre Victorian terraced property
- Character features including high ceilings, original ornate fireplaces, flagstone paving and wooden flooring
- Easy to maintain courtyard garden
- Tanked cellar
- On street permit parking



Offers Over £325,000

A characterful two bedroom Victorian terrace property within walking distance to Shakespeare's Stratford upon Avon town centre and its amenities. With two reception areas and a tanked cellar, the property has been extended from its original form. On street permit parking.

#### ACCOMMODATION

Front door leads to sitting room with ornate fire place, built in book shelf, built in cupboards, wooden flooring. Tanked Cellar with built in cupboards. Dining room with original internal sash window, flagstone flooring, original fire place and built in cupboard. Kitchen/diner with range of cupboards and work surface incorporating one and a half bowl sink with drainer, four ring gas hob, built in single oven, space for fridge, space for washing machine island unit, French doors to garden.

Landing. Main Bedroom with fireplace, fitted cupboard and sash window. Bedroom Two with sash window to garden. Bathroom with large shower cubicle, wc, wash hand basin, heated towel rail, airing cupboard and sky light.

Outside to the rear is a courtyard garden with garden shed. To the front is on street permit parking.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

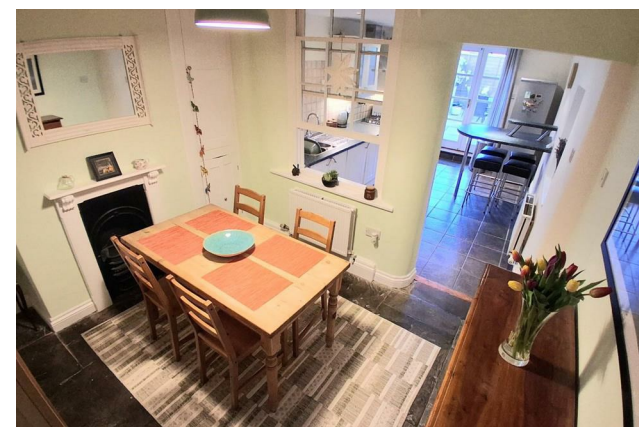
**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heating.

**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. The neighbour has bin access across the rear courtyard.

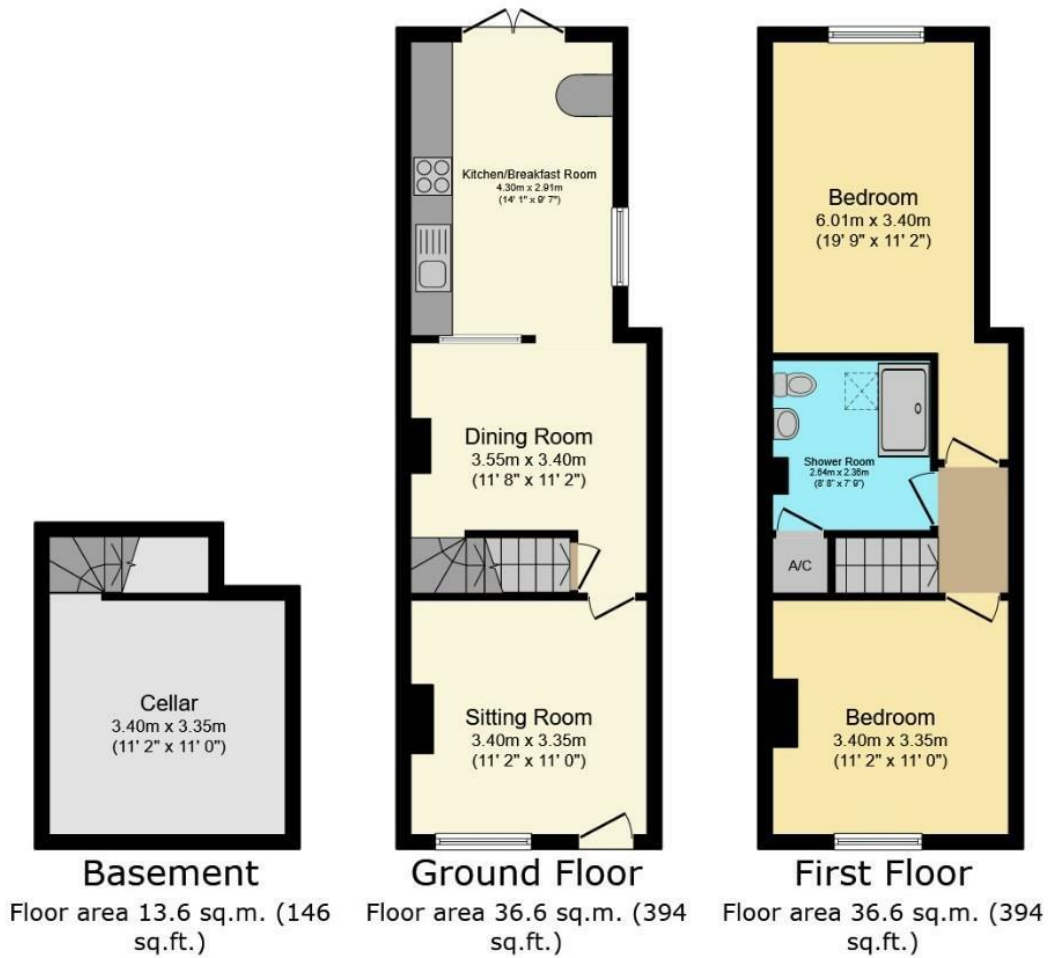
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

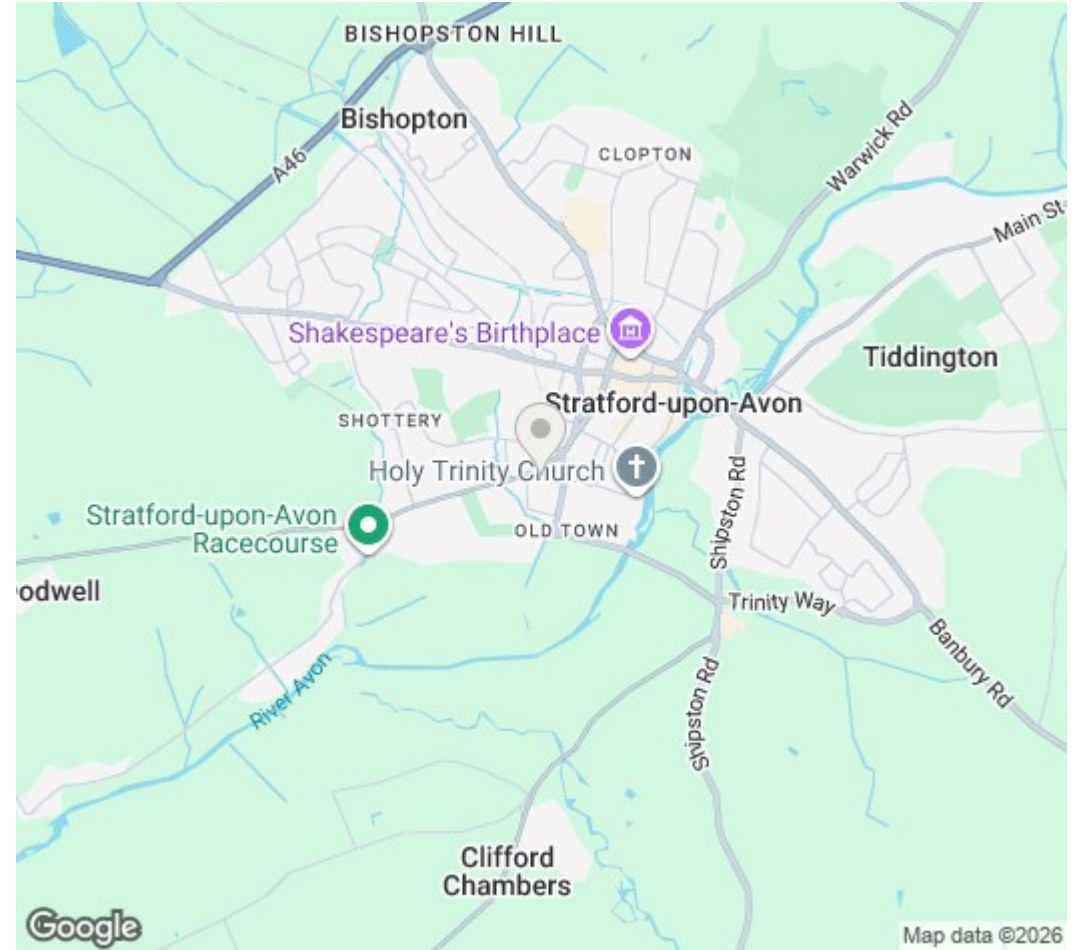


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Total floor area: 86.8 sq.m. (935 sq.ft.)

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](http://www.Propertybox.io)



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