



2 Scholars Lane, Stratford-upon-Avon, Warwickshire, CV37 6HE

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Approximate Gross Internal Area = 94.77 sq m / 1020 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- A substantial refurbished town house
- Central location
- Pleasingly remodelled and very well presented
- Two double bedrooms, two reception rooms
- 1,020 sq.ft. Gross Internal Area
- Convenient for all the town's amenities
- South facing rear garden with potential
- Own side passage direct to Scholars Lane



£375,000

A substantial refurbished town house in a fabulous location being well presented and offered for sale with NO CHAIN. Stylish, easy, central town living or a valuable investment, having been recently let and also used for Airbnb. The Royal Shakespeare Theatre, River Avon, Holy Trinity, Old Town and all the pubs, restaurants and shopping that the town offers are just about on the doorstep. Retaining original character features, the property will have a broad appeal and an early viewing is recommended.

ACCOMMODATION

PORCH

Front door to

ENTRANCE HALL

with stairs to first floor.

SITTING ROOM

bay window to front, oak floor, tiled fireplace, cast iron surround and grate, painted timber mantle, picture rails.

DINING ROOM

sash window to rear, shelved cupboards and drawer, picture rails.

KITCHEN

with back door and further doors to understairs store cupboard and shelved pantry. Range of white high gloss base and wall cupboard and drawer units, working surfaces, space for dishwasher, four ring electric hob, stainless steel hood and oven, space for fridge freezer. To one

cupboard a Worcester gas fired central heating boiler and programmer. Sash window to rear.

FIRST FLOOR LANDING

linen cupboard and hatch to roof space.

DOUBLE BEDROOM ONE

two sash windows to front, picture rails.

BEDROOM TWO

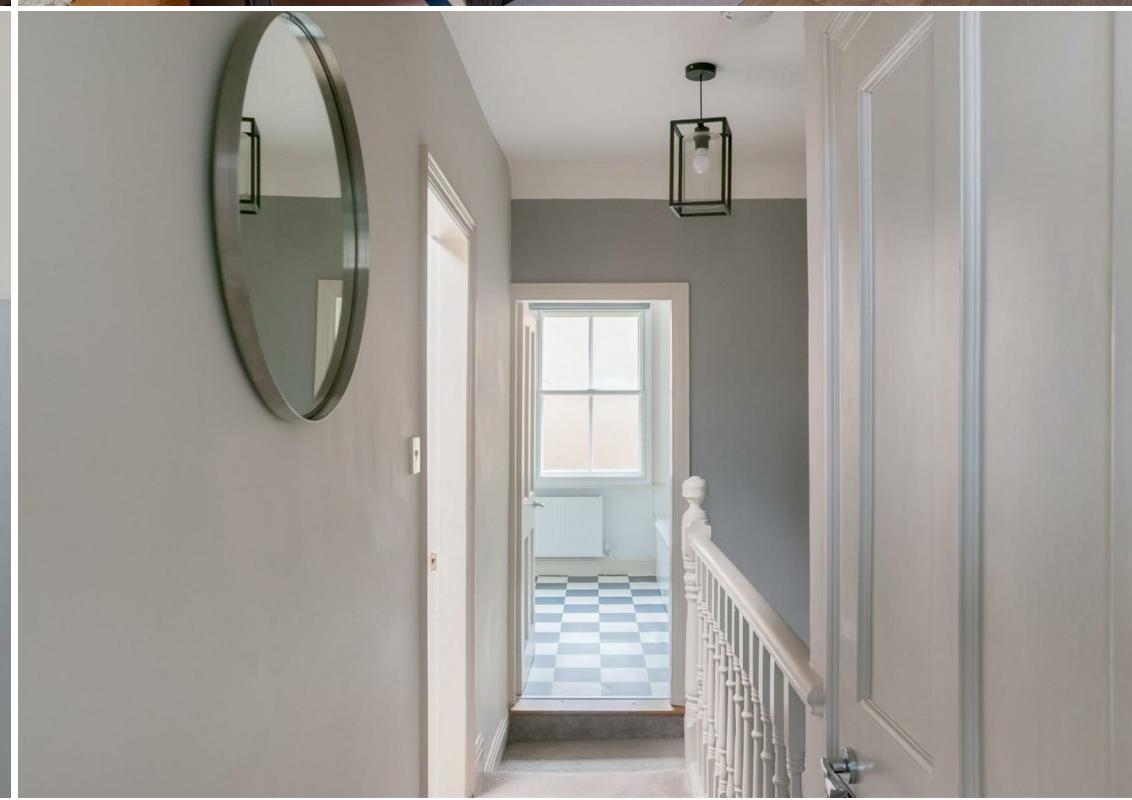
sash window to rear, picture rails.

BATHROOM

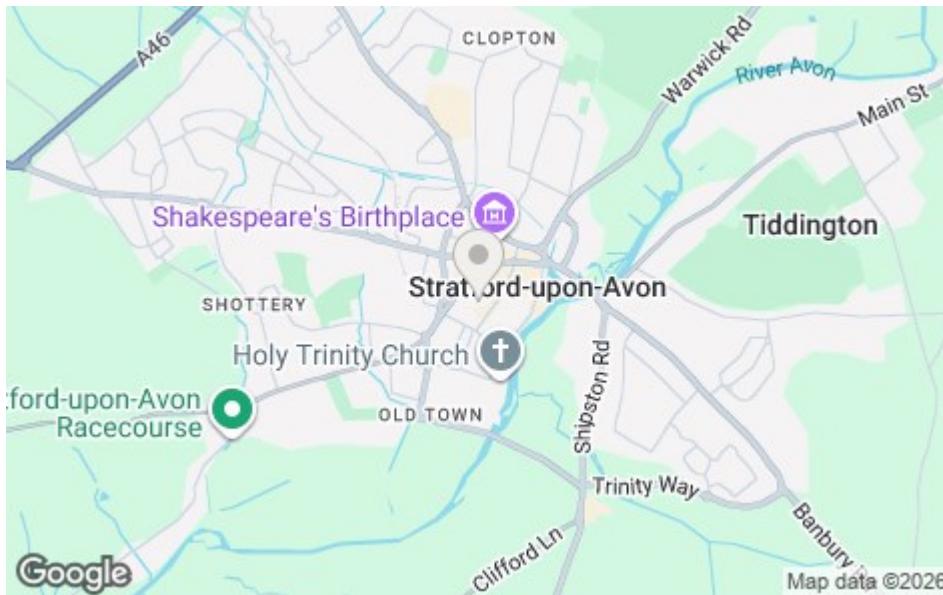
wc, wash hand basin to built in cupboard and bath with shower over, airing cupboard with hot water tank.

REAR GARDEN

Having it's own passageway direct to Scholars Lane, a brick terrace immediately adjoins the rear of the property with a pergola over and beyond are the lawned gardens, being completely enclosed by the walls of the Stratford District Council and timber fence with neighbouring property.







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 heating to radiators.

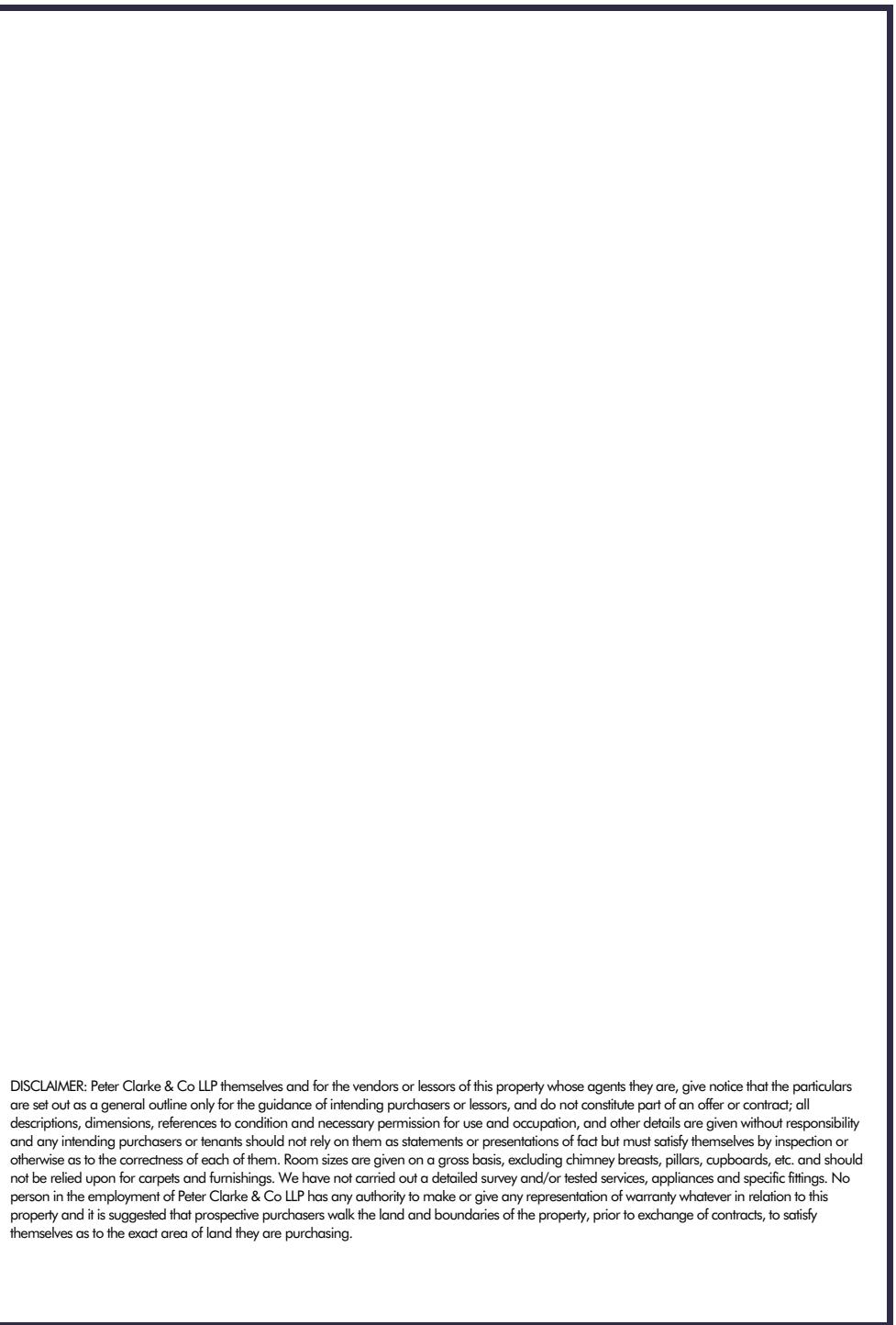
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

VIEWING: By Prior Appointment with the selling agent.





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 or 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.



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