

Peter Clarke

IN ASSOCIATION WITH

Winkworth



9 College Mews, Stratford-upon-Avon, CV37 6FF

- Old Town location
- Driveway, garage and courtyard
- Kitchen/dining room and first floor sitting room
- Main bedroom with en suite
- Two further bedrooms and a bathroom
- Viewing highly recommended



£369,950

An exciting opportunity to purchase a three bedroom town house in the heart of Old Town forming part of the popular College Mews development. Arranged over three floors, the accommodation comprises in brief: kitchen/dining room, first floor sitting room, main bedroom with en suite, two further bedrooms and a bathroom. Driveway to front, integral garage and a courtyard garden to rear.

ACCOMMODATION

Entrance hall with wood effect flooring. Cloakroom with wash hand basin, wc, and wood effect flooring. Integral garage with up and over door, internal power and light. Kitchen/dining room, an L shaped room with range of wall and base units, work top over incorporating stainless steel sink with drainer and four ring electric hob, integrated oven and space for appliances, wood effect flooring throughout.

First floor landing with airing cupboard housing immersion water tank. Sitting room with window to rear and skylight window. Main bedroom with arched window to front, double wardrobe with mirrored sliding doors. En suite bathroom with bath, shower attachment, wash hand basin, wc. Second floor landing with loft hatch. Two further bedrooms. Bathroom with bath, shower attachment, wash basin, wc.

Outside to front is a mix of tarmacadamed driveway leading to the garage, brick paved pathways, planted bed. To the rear is a low maintenance paved courtyard garden with planted beds, walled boundary to rear and fenced either side.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of £270.64 per annum. This should be checked by your solicitor before exchange of contracts.

DISCLAIMER: There are restrictive covenants in relation to keeping pets, letting of properties, parking of commercial vehicles, appearance properties with further details held by the College Mews Management Company.

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.

LISTED: No

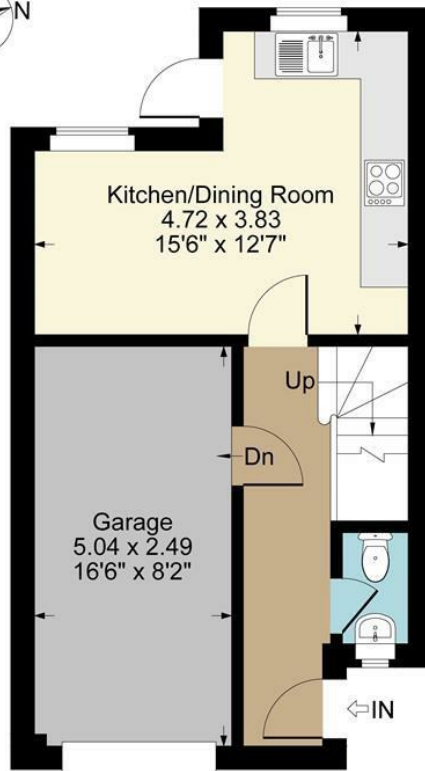
BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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

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.



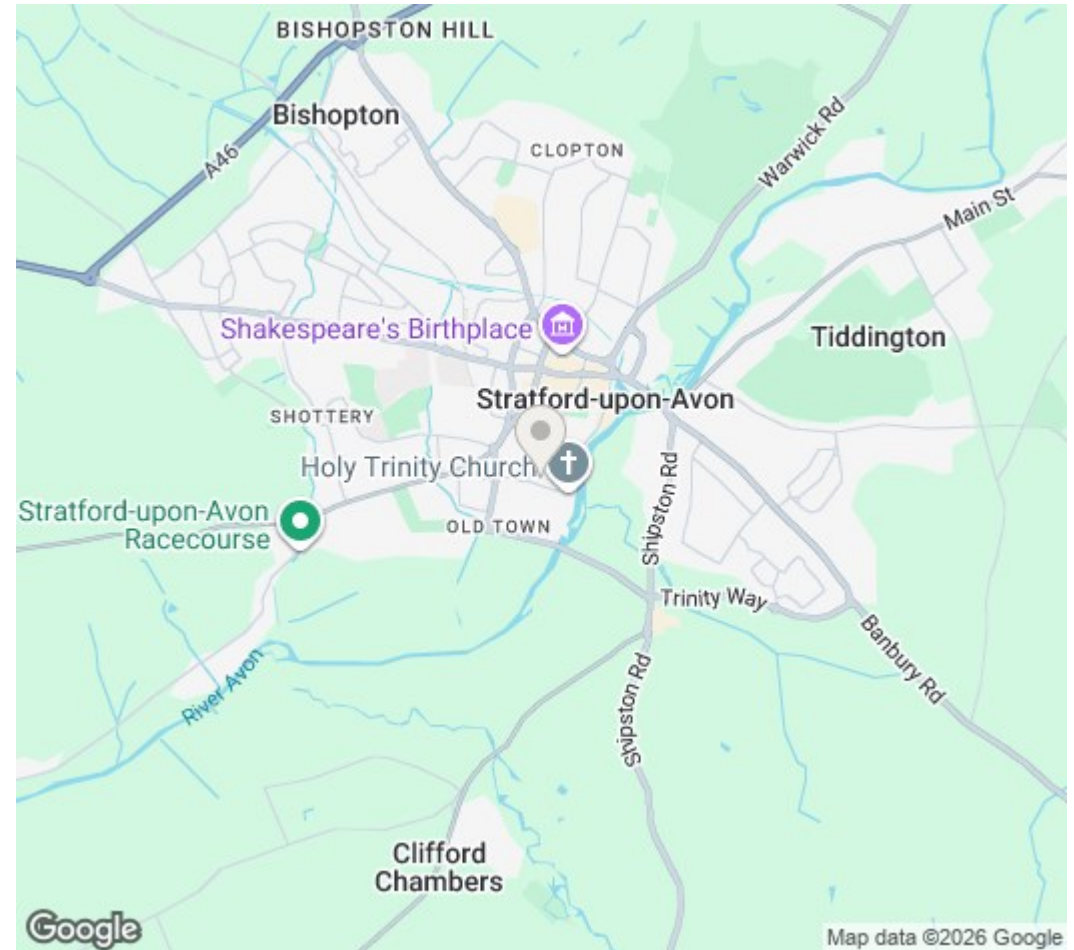


The floor plan shows a rectangular layout. At the top is a large yellow rectangle labeled 'Sitting Room' with dimensions '4.71 x 3.90' and '15'5" x 12'10"'. To its left is a grey rectangle labeled 'T' (Toilet). Below the 'Sitting Room' is a large yellow rectangle labeled 'Main Bedroom' with dimensions '4.14 x 2.43' and '13'7" x 8'0"'. To the right of the 'Main Bedroom' is a blue bathroom containing a toilet, a bathtub, and a shower. A central brown hallway connects the rooms and contains a staircase labeled 'Up' and 'Dn'. A dashed rectangle with an 'X' is shown in the top right corner, and an arrow points upwards from it. Arrows also indicate the direction of flow between rooms and the entrance/exit points.

The floor plan for the second floor is shown in yellow. It includes two bedrooms, a bathroom, and a staircase. The top bedroom is labeled "Bedroom 4.71 x 3.12 15'5" x 10'3" and has a window with a triangular pattern. The bottom bedroom is labeled "Bedroom 3.18 x 2.43 10'5" x 8'0" and has a window with a rectangular pattern. A staircase labeled "Up" is located between the two bedrooms. A bathroom labeled "Dn" is located below the top bedroom. A closet labeled "Eaves Storage" is located at the top of the plan. Arrows indicate the direction of travel between rooms and to the stairs.

Second Floor

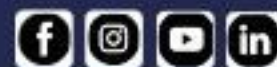
Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE OF WINKWORTH

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