



178 Evesham Road, Stratford-upon-Avon, CV37 9BS

- Traditional detached residence of circa 1,205 sq.ft.
- Conveniently situated for the town centre
- Requiring complete modernisation
- Planning permission for the demolition of existing dwelling and erection of replacement dwelling
- Further widening of existing vehicular access



Offers Over £350,000

A traditional residence of circa 1,205 sq.ft. requiring complete modernisation, also having PLANNING PERMISSION for the demolition of the existing dwelling and erection of replacement dwelling. Further, widening of existing vehicular access and all associated works, under Stratford on Avon District Council Planning Reference 25/02027/FUL.

ACCOMMODATION

Entrance Lobby leading to Entrance Hall. Sitting/Dining Room. Family Room. Kitchen. Garden Room. Shower Room.

First Floor Landing. Three Bedrooms. Bathroom.

PLANNING

Planning permission has been granted for the demolition of the existing dwelling, erection of replacement dwelling, widening of existing vehicular access and all associated works, under Stratford on Avon District Council Planning Reference 25/02027/FUL.

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. Gas central heating.

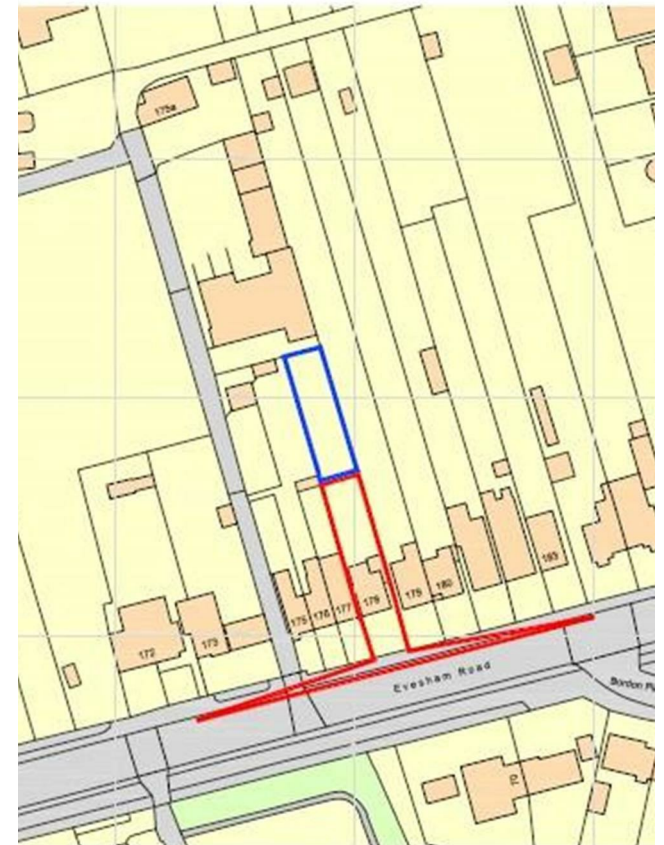
AGENTS NOTE: Prospective purchasers should note this property is unfinished and should be treated as a construction site. Hazards may include uneven surfaces, exposed materials, and missing safety features such as handrails. All visitors enter at their own risk. The seller and agent accept no liability for any injury, loss, or damage incurred. Please take care at all times, wear suitable footwear, and do not allow children to enter.

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 E.

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.

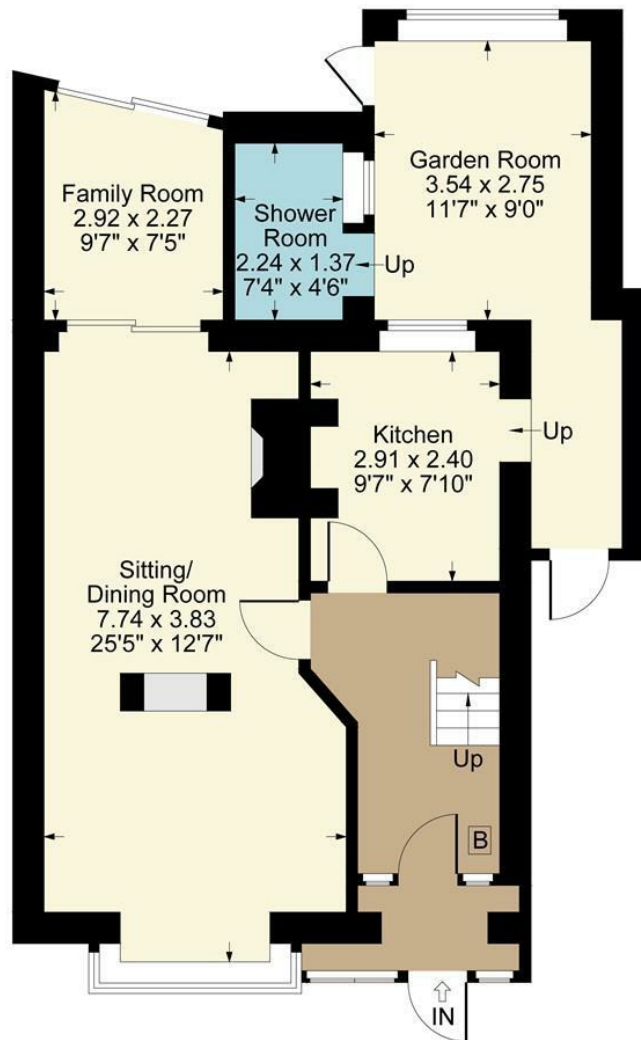


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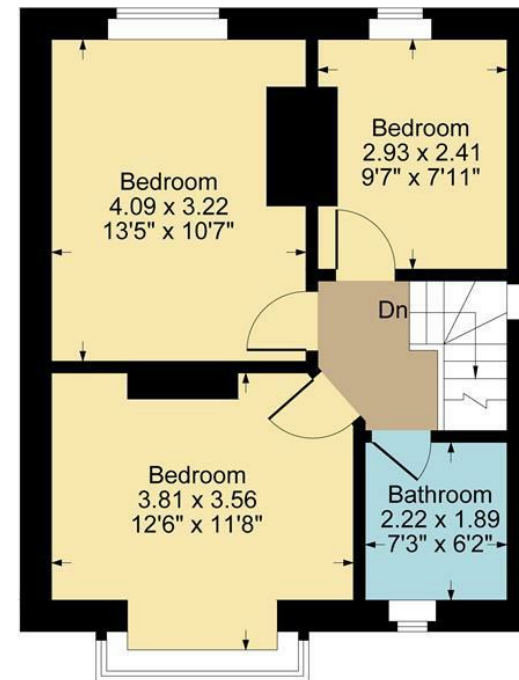


Approximate Gross Internal Area
Ground Floor = 71.31 sq m / 768 sq ft
First Floor = 42.29 sq m / 455 sq ft
Total Area = 113.60 sq m / 1223 sq ft

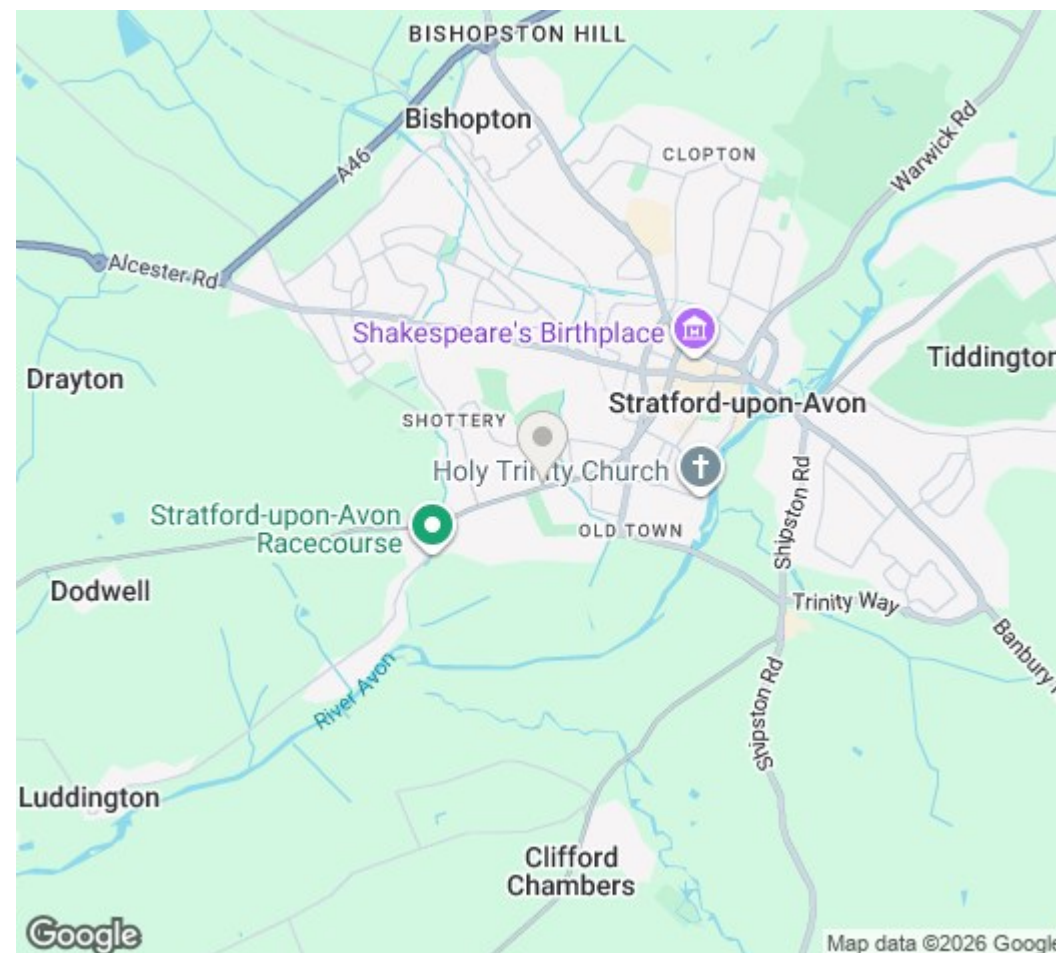
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



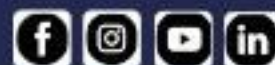
First Floor



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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

AN ASSOCIATION WITH

Winkworth