

# Peter Clarke



2 Shakespeare Street

Stratford upon Avon



## 2 Shakespeare Street Stratford upon Avon CV37 6RN

An absolutely stunning, extended and completely renovated Grade II listed town house situated in a very central location. The immaculate accommodation comprises in brief: entrance hall, open plan sitting/dining room with wood burning stove, extended kitchen, cloakroom, cellar, main bedroom with en suite and dressing area, two further double bedrooms and a stylish bathroom. To the rear is a low maintenance, professionally landscaped courtyard garden. NO CHAIN

- NO CHAIN
- Completely renovated and extended
- Three bedroom town house
- Landscaped courtyard garden
- Open plan sitting/dining room

£450,000

Peter Clarke

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**STRATFORD UPON AVON** is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

### ACCOMMODATION

**ENTRANCE HALL** with flagstone flooring.

### OPEN PLAN SITTING/DINING ROOM

**SITTING ROOM** with window to front, feature fireplace with wood burning stove, stripped wooden flooring.

**DINING AREA** with flagstone flooring, double doors to garden, space for dining table and chairs. Door to cellar and door to rear hall.

**REAR HALL** with door to garden, reclaimed pine flooring, fitted unit with low and high cupboard space, space for washing machine, fitted shelving, roller pantry cupboard and further cupboard space.

**CLOAKROOM** with wash hand basin in fitted unit with low level cupboards, wc, decorative Victorian style tiled flooring.

**STYLISH EXTENDED KITCHEN** with window to rear, double doors to side, range of matching Shaker style wall and base units with wooden work top over incorporating over sized porcelain Belfast sink and integrated appliances including two Neff ovens, four ring induction hob with brushed metal extractor fan hood over, fridge freezer and slimline dishwasher. Cupboard housing combination boiler, connected to Nest system, reclaimed pine flooring, wet under floor heating.

**CELLAR** stairs lead down, light well to front, power, light, an ideal storage space.

**FIRST FLOOR LANDING** with reclaimed pine wood flooring, fitted wardrobe with internal double rail and range of corner shelving, loft hatch and light.

**MAIN BEDROOM** with spotlights, windows to rear and side, reclaimed pine wood flooring.

**DRESSING AREA** with fitted double wardrobe with internal rail and shelf, dresser with drawers and seating footwell.

**EN SUITE SHOWER ROOM** with Victorian style fittings including walk in shower cubicle with rainfall and hand held shower heads, ceramic wash hand basin within unit with drawers, wc, decorative Victorian tiled flooring.

**BEDROOM** a double room with reclaimed pine wood flooring.

**BEDROOM** with window to front, a double room with reclaimed pine wood flooring.

**BATHROOM** with navy wood paneling, roll top bath with rainfall shower head, ceramic wash hand basin in fitted unit with low level cupboards, wc, feature heated towel rail, decorative Victorian tiled flooring.

**OUTSIDE TO THE REAR** is a landscaped, low maintenance courtyard garden with a mix of paved patios, artificial lawn, outside lighting, two external electric sockets and tap, and walled boundaries.

## GENERAL INFORMATION

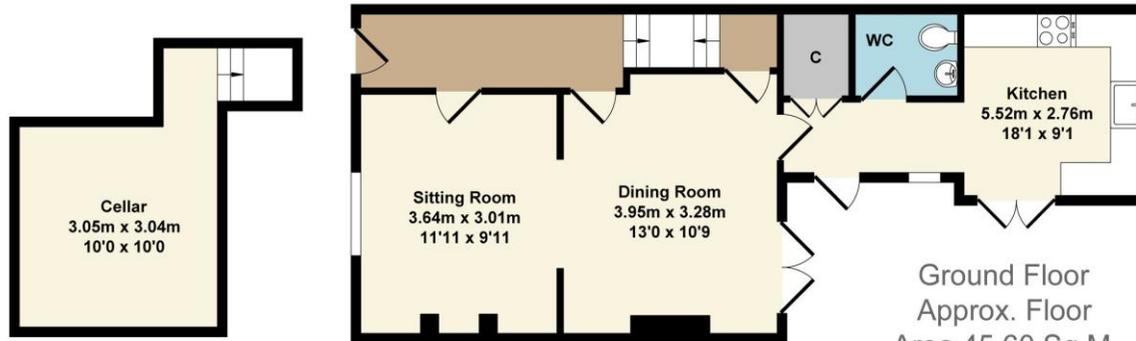
**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.



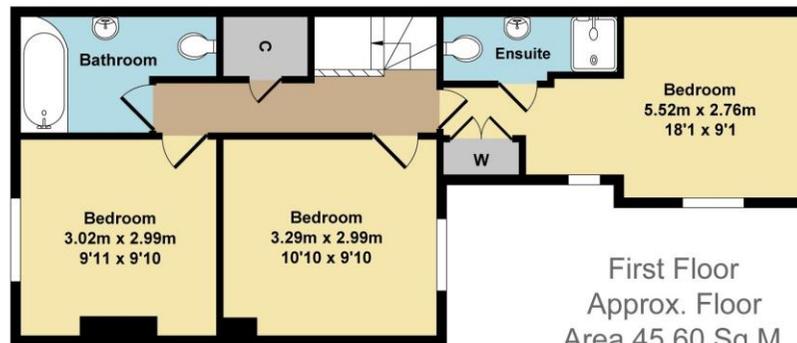
# Shakespeare Street, Stratford upon Avon, CV37 6RN

Total Approx. Floor Area 102.40 Sq.M. (1103 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 45.60 Sq.M.  
(491 Sq.Ft.)



First Floor  
Approx. Floor  
Area 45.60 Sq.M.  
(491 Sq.Ft.)





**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 fired 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.

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

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NO EPC REQUIRED.**

**DIRECTIONS:** From central Stratford upon Avon proceed north along Guild Street. At the roundabout take the third exit onto Shakespeare Street where the property will be found at the beginning of the road, on the left hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.





Peter Clarke

**Six offices serving South Warwickshire & North Cotswolds**