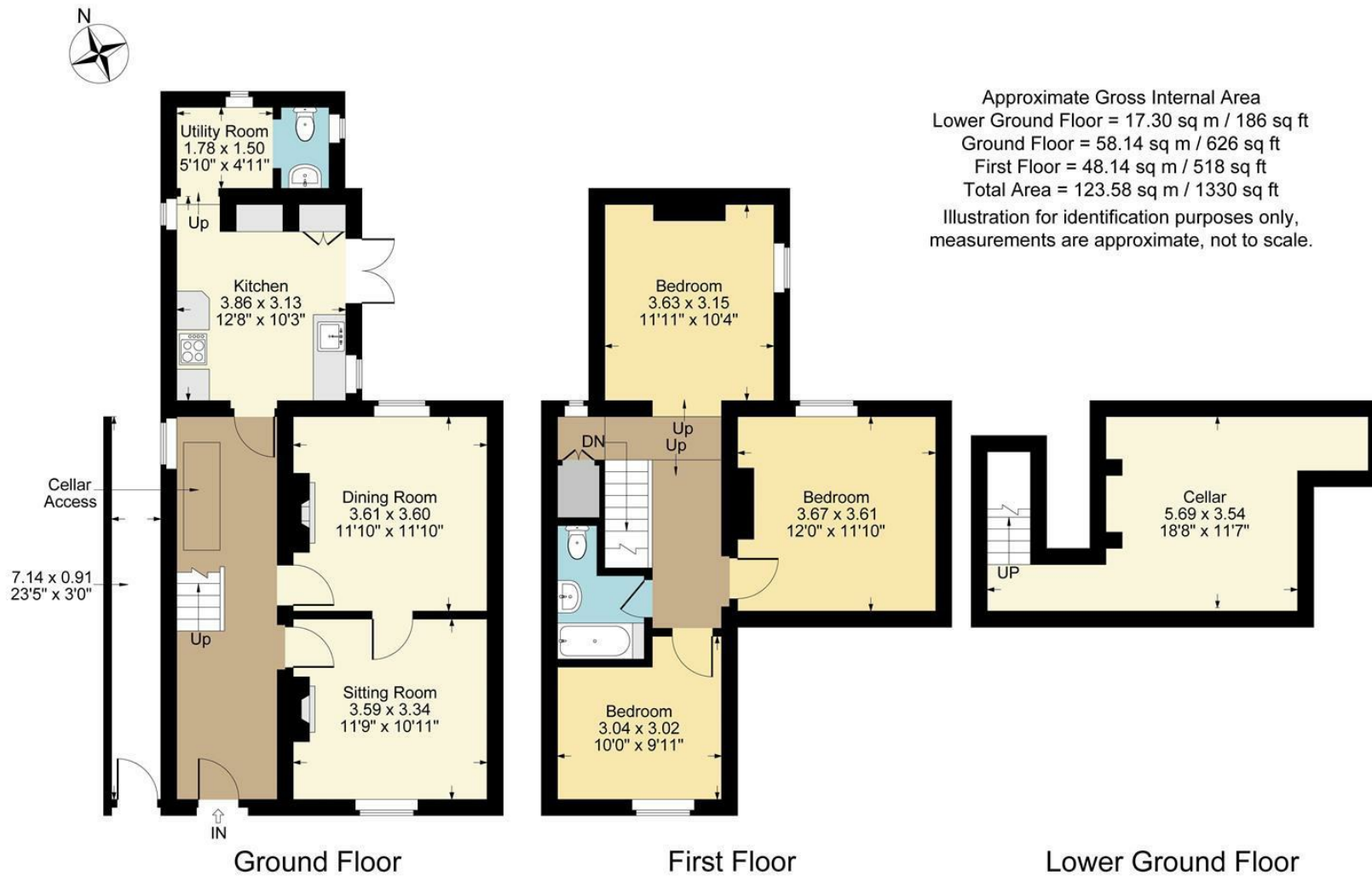




1a Mulberry Street, Stratford-upon-Avon, Warwickshire, CV37 6RS

1A Mulberry Street, Stratford-upon-Avon



- Charming period cottage in Stratford-upon-Avon town centre
- Wealth of original character features including sash windows, high ceilings and original flooring
- Two reception rooms, both featuring attractive cast iron fireplaces
- Kitchen with adjoining utility area and ground floor cloakroom
- Two double bedrooms and a further single bedroom
- Low-maintenance private courtyard garden
- Successfully let for a number of years
- NO ONWARD CHAIN



Offers In The Region Of £375,000

Situated within very close proximity of Stratford-upon-Avon town centre, this delightful period cottage retains a wealth of original features including high ceilings, sash windows, original flooring and attractive cast iron fireplaces. This three bedroom, two reception room property offers an abundance of charm throughout and is available with the added benefit of NO ONWARD CHAIN.

ACCOMMODATION

A pathway and front garden lead to the entrance door, opening into a hallway where the striking multi-coloured quarry tiled floor immediately sets the tone for the property's character. The hallway also provides access to a useful understairs storage cupboard and a trap door leading to the cellar.

The sitting room is centred around a beautiful cast iron fireplace, creating a focal point, while double doors open through to the dining room, allowing the two spaces to flow effortlessly for both everyday living and entertaining. The dining room also enjoys its own cast iron fireplace and exposed original wooden flooring, further enhancing the cottage's period appeal.

To the rear of the property, the kitchen features matching wall, base and drawer units with work surfaces over, incorporating a sink and oven. Quarry tiled flooring continues the traditional

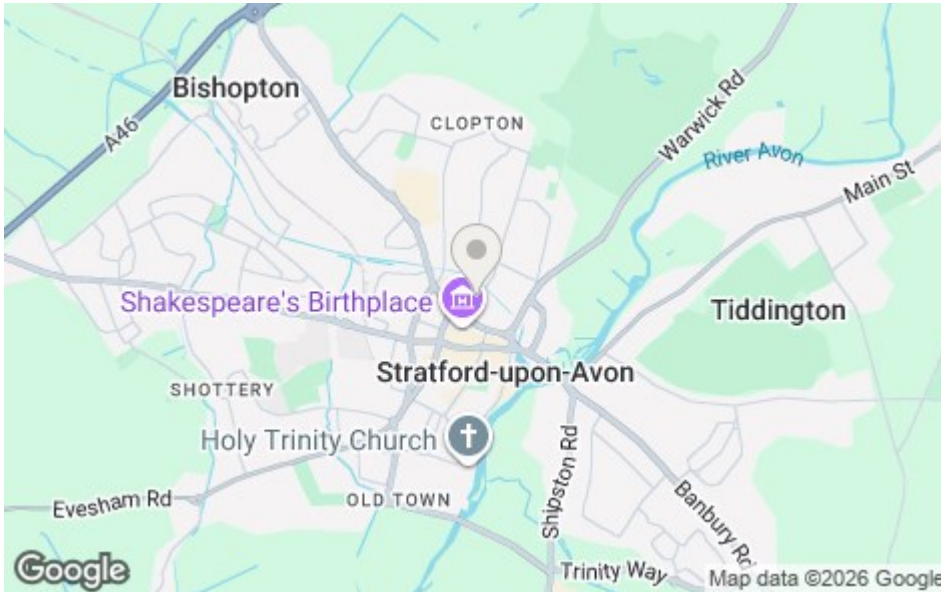
feel, whilst a side door offers direct access to the courtyard garden. An opening leads through to a useful utility area with space for household appliances, which in turn provides access to the ground floor cloakroom fitted with a WC and wash hand basin.

The first floor landing benefits from a roof light, creating a bright and airy feel, and includes a useful airing cupboard. There are two well-proportioned double bedrooms alongside a comfortable single bedroom, offering flexible accommodation for families, guests or those working from home. The family bathroom is fitted with a bath with wall-mounted shower over, pedestal wash hand basin and WC.

Outside, the property enjoys a low-maintenance courtyard garden, providing a private outdoor space. On road permit parking is also available via Stratford District Council, for approximately £25pa







GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must 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 Jul26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jul26).

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 Agents.

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.





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Peter Clarke

AN ASSOCIATE OF WINKWORTH

Winkworth