

Peter Clarke



Daisy Cottage, 36 Shottery Road, Stratford-Upon-Avon, CV37 9QB

£359,950

- Charming cottage
- Contemporary, extended kitchen/dining room
- Two/three bedrooms
- Shottery area
- Front and rear gardens
- Sitting room with log burner
- Potential for letting/holiday letting
- Viewing highly recommended



A charming period cottage located in the Shottery area providing convenient access to a range of local amenities. The property is current let out, but could also be a superb holiday cottage, making this an ideal investment opportunity.

ACCOMMODATION

On the ground floor - sitting room with wood burning stove, cloakroom, extended kitchen/dining/living room which is open plan with a fitted kitchen including an integrated dishwasher, Smeg range cooker, space for sitting and dining, study/occasional bedroom.

On the first floor is a landing with fitted wardrobe housing combination boiler, two bedrooms and a stylish bathroom with separate shower cubicle.

Outside to the front is a mainly laid to lawn garden. To the rear the garden is split into two halves with a paved patio area leading on to a raised lawn area with stone chipping pathways, a paved pathway splits the two and the rear area is a wild garden.

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 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. There is a refuse right of way splitting the two halves of the rear garden for the benefit of this property and 37 Shottery Road.

COUNCIL TAX

Council Tax is levied by the Local Authority and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING

C. A full copy of the EPC is available at the office if required.

AGENTS NOTE

There is on street permit parking available.

VIEWING

By Prior Appointment with the selling agent.

REGULATED BY RICS



Shottery Road, Stratford Upon Avon
Total Approx. Floor Area 89.80 Sq.M. (967 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 59.70 Sq.M.
(643 Sq.Ft.)

First Floor
Approx. Floor
Area 30.10 Sq.M.
(324 Sq.Ft.)





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