32 New Street, Stratford-upon-Avon, CV37 6BX

- NO CHAIN
- Two bedroom terraced property
- Located on the edge of Old Town
- Close to the town centre
- Private parking space
- Viewing highly recommended

2 1 1

£300,000

NO CHAIN. A very well presented two-bedroom, terraced house located on a no-through road at the edge of Old Town. With its own parking space and garden and being within walking distance to Shakespeare's Stratford upon Avon, the property has everything you would want for private and safe central living.

ACCOMMODATION

Storm porch with front door to Entrance Hall. Kitchen with range of cupboards and work surface with sink and drainer, four ring gas hob, extractor hood, integrated oven, washing machine and fridge freezer. Sitting room with electric mock fire, space for dining table, understairs cupboard, door to garden.

Landing. Bedroom One with built in cupboard and space for wardrobe. Bedroom Two. Bathroom with wc, wash hand basin, bath, shower over, towel rail .

Outside to the rear is a garden with patio, flower bed and gate to private parking space. The front garden has a lawn, path, and garden storage unit.

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.

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: D. 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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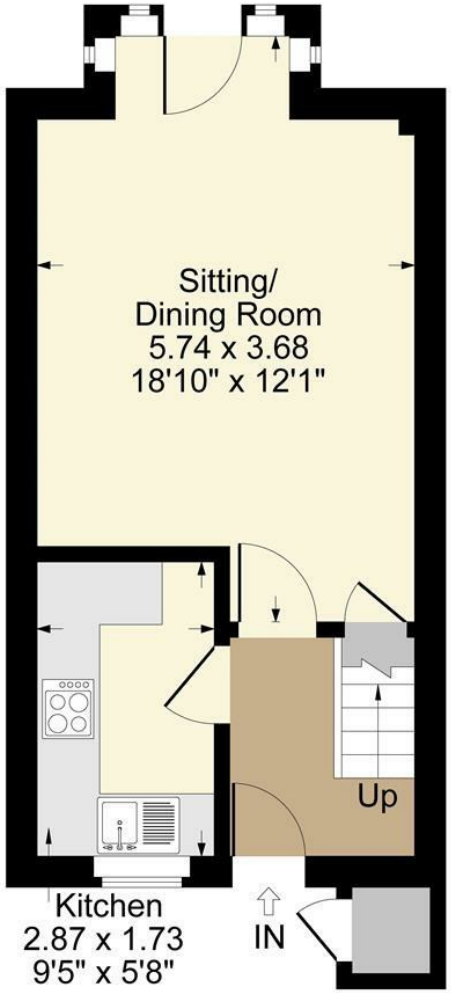
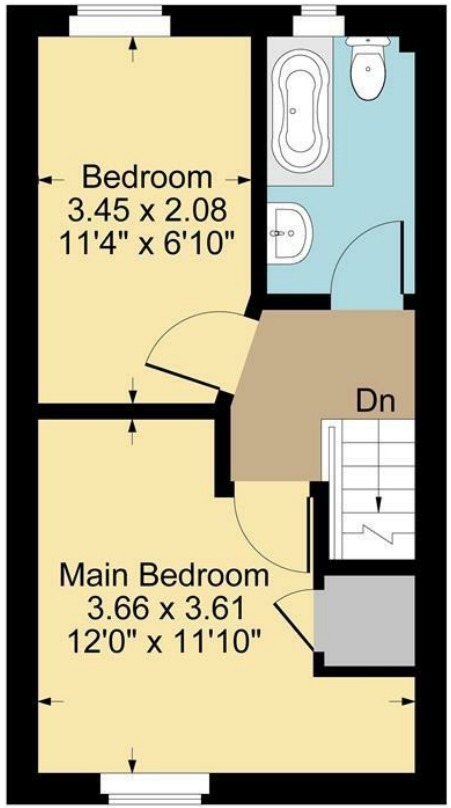
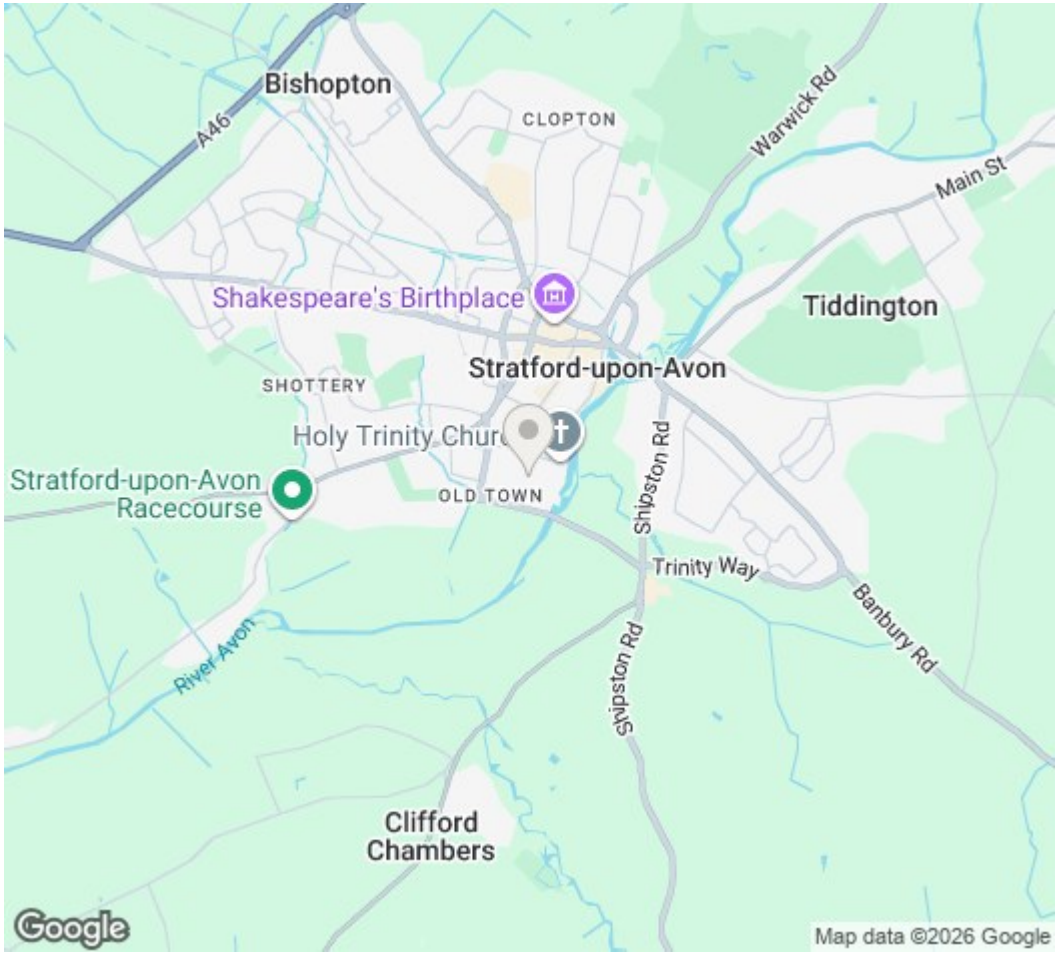


Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 28.68 sq m / 309 sq ft
First Floor = 26.47 sq m / 285 sq ft
Total Area = 55.15 sq m / 594 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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