6 Masons Road, Stratford-upon-Avon, CV37 9NA

- NO ONWARD CHAIN
- In need of modernisation and improvement
- Potential for extension (STPP)
- North side of the river
- Two reception rooms plus conservatory
- Generous rear garden
- Walking distance to town centre
- Off road parking

3 1 2

Offers In The Region Of £300,000

A three bedroom semi detached home, thought to offer fantastic potential for extension and improvement (STPP). Having been under the same ownership for a number of years, this home is now ready for a new owner to come in and put their stamp on it. With two reception rooms plus a conservatory, and a generous rear garden. NO ONWARD CHAIN

ACCOMMODATION

Entrance Hall. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer, space for appliances, door to garden. Sitting room with sliding doors to conservatory. Dining Room.

First Floor Landing with loft access. Main Bedroom with two built in cupboards, one of which houses the boiler. Bedroom Two with built in wardrobe. Bedroom Three. Bathroom having bath with shower over, wc and pedestal wash hand basin.

Outside to the rear is a lawned garden with brick outbuildings including outside wc, gated side access. To the front is tarmacadamed driveway.

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.

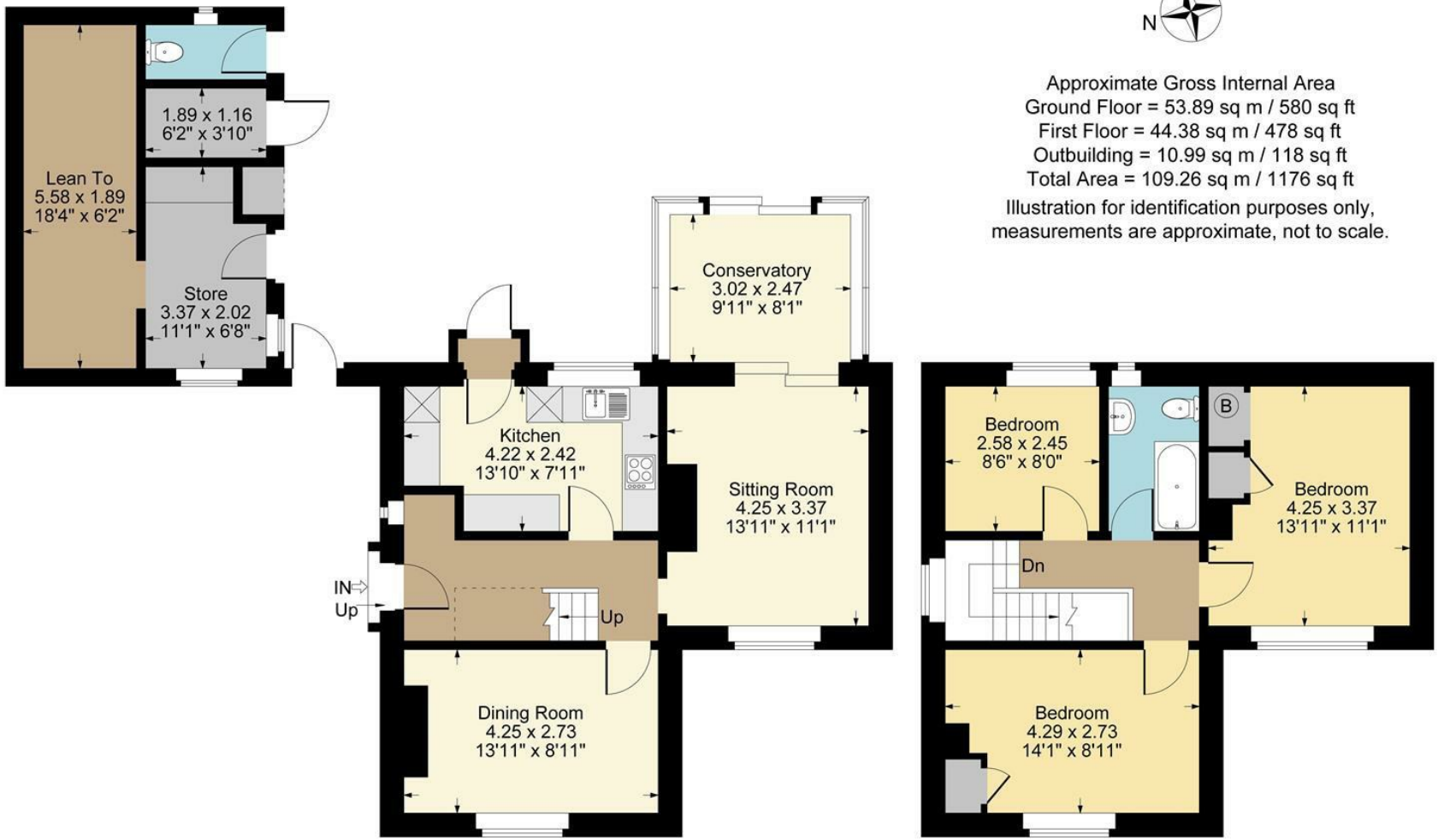
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

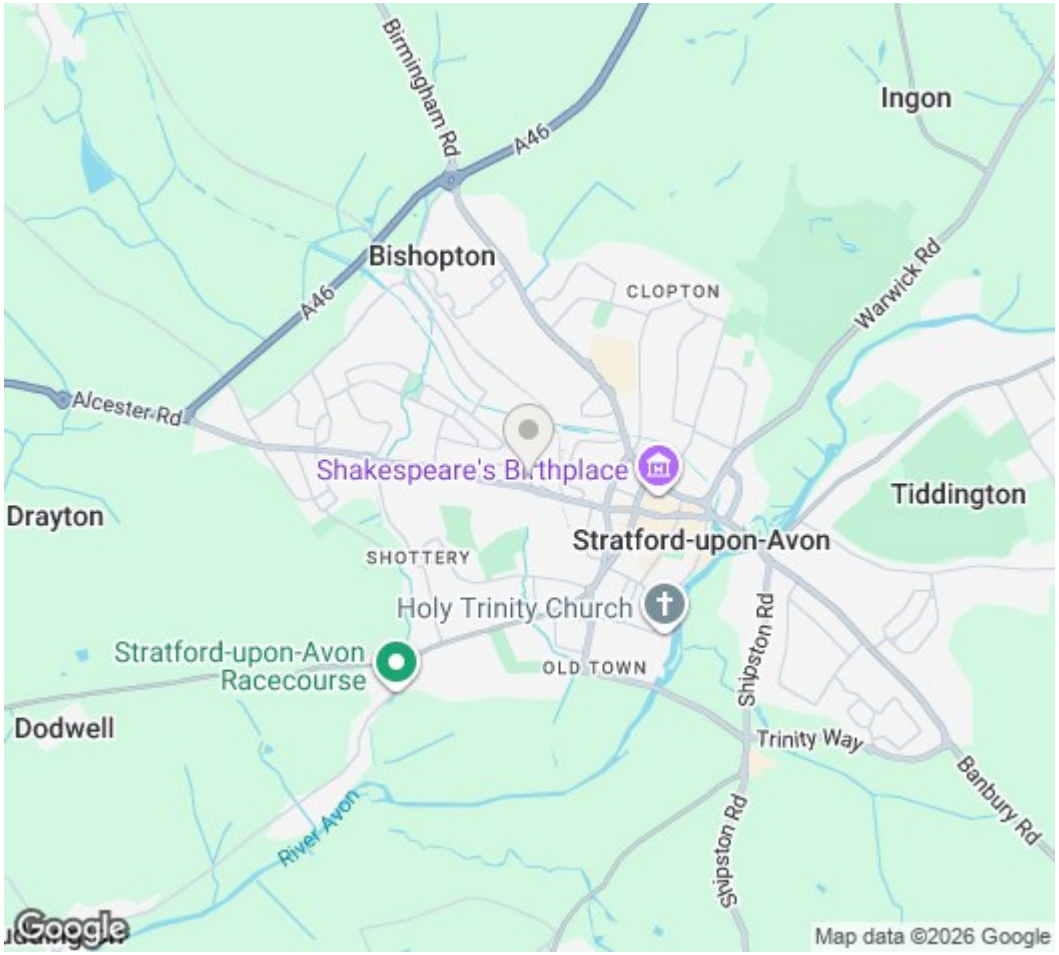
VIEWING: By Prior Appointment with the selling agent.

6 Masons Road, Stratford upon Avon



Approximate Gross Internal Area
Ground Floor = 53.89 sq m / 580 sq ft
First Floor = 44.38 sq m / 478 sq ft
Outbuilding = 10.99 sq m / 118 sq ft
Total Area = 109.26 sq m / 1176 sq ft

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



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