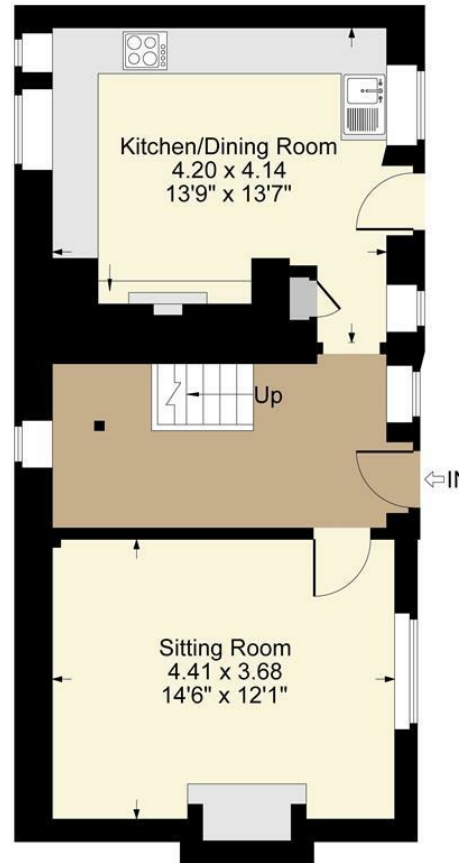


Peter Clarke

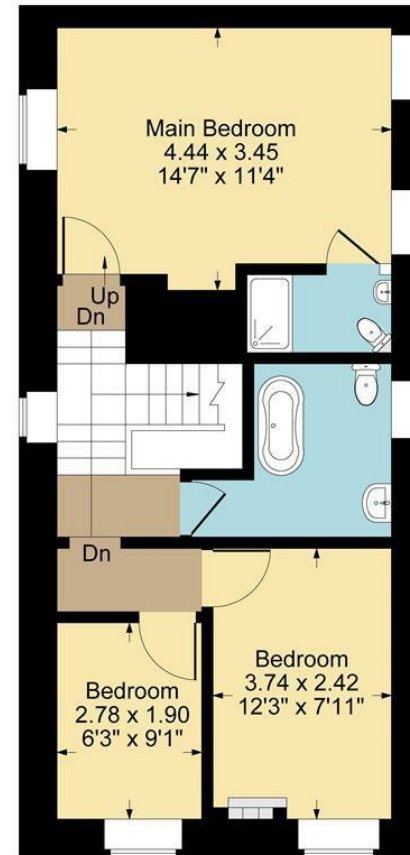


1-2 Sykes Cottages, Chapel Street, Welford on Avon, Stratford-upon-Avon, CV37 8QA

1-2 Sykes Cottages, Welford-on-Avon



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 46.52 sq m / 501 sq ft
First Floor = 45.80 sq m / 493 sq ft
Total Area = 92.32 sq m / 994 sq ft

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



- Idyllic country cottage
- Unique Grade II listed property
- Sought after part of the village in a quiet location
- Spacious hall, sitting room, kitchen/dining room
- Three bedrooms, bathroom and en suite
- Good sized gardens
- Parking for three cars
- NO CHAIN



Offers Over £475,000

NO CHAIN. A unique three bedroom semi-detached Grade II listed thatched cottage situated in a sought after part of the village, in a Conservation Area and providing well presented redecorated accommodation including spacious hall, kitchen/dining room, three bedrooms, bathroom and en suite. Good sized gardens and ample parking.

ACCOMMODATION

A front door leads to

LARGE HALL

with study area.

SITTING ROOM

with fireplace.

KITCHEN/DINING ROOM

with fireplace, range of cupboards and work surfaces including one and half bowl sink, four ring electric hob with oven and grill below, built in washing machine, built in fridge and freezer, stone tiled floor, dual aspect. Stairs to

FIRST FLOOR LANDING

BEDROOM ONE

with dual aspect.

EN SUITE

with wc, wash basin and shower cubicle, downlighters, stone tiled floor.

BEDROOM TWO

with downlighters, fireplace.

BEDROOM THREE

with downlighters.

BATHROOM

with wc, wash basin and roll top bath with telephone style shower attachment, stone tiled floor, downlighters.

OUTSIDE

The main garden is to the front and is lawned with laurel hedging, and there is also garden to the side and rear. Vehicular right of way on a shared private drive leading to parking for three cars and access to oil tank.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

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.



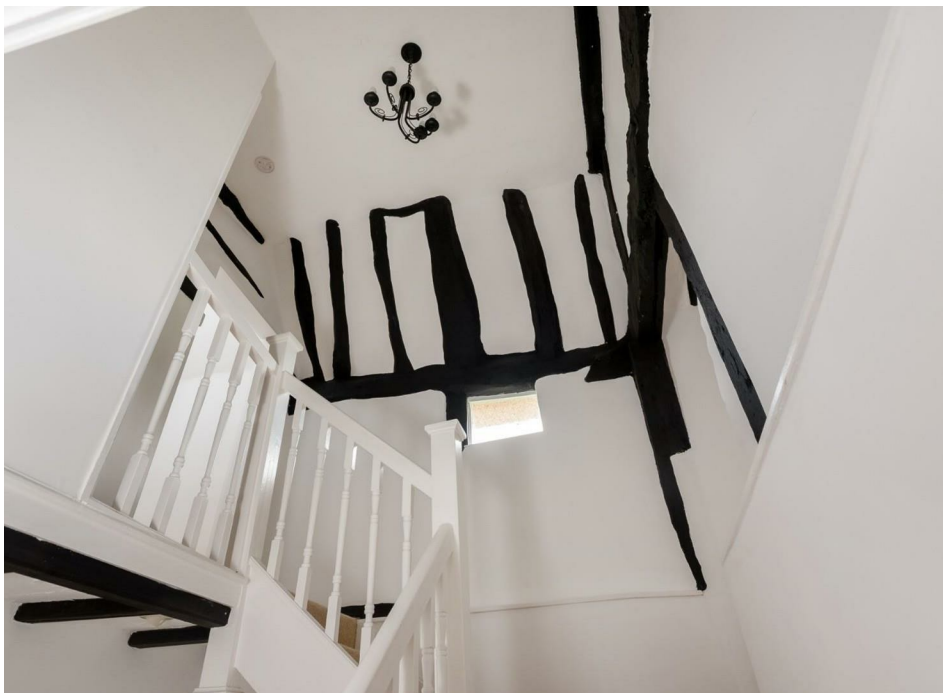




COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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 agent.



DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

