



12 West Street, Stratford-upon-Avon, CV37 6DW

- Attractive Victorian terraced townhouse
- Sought after Old Town location
- Walking distance to town centre
- Hall, sitting room, dining room, kitchen/breakfast room,
- Ground floor bathroom
- Three bedrooms and cloakroom
- Walled west facing gardens
- In need of updating



Offers Over £425,000

An attractive three bedroom Victorian terraced town house situated on a very popular street in Old Town, in need of updating. Hall, sitting room, dining room, kitchen/breakfast room, bathroom, three bedrooms, wc, walled west facing gardens.

ACCOMMODATION

Entrance hall with flagstone floor. Sitting room with bay window to front and tiled fireplace. Dining room with fitted cupboards and tiled fireplace. Cellar. Kitchen/Breakfast Room with range of cupboards and work surface, sink, electric cooker point. Coal Store. Rear Lobby. Bathroom with wc, wash basin and bath.

Landing. Bedroom One with fitted cupboards, drawers, wardrobes and desk. Bedroom Two with fireplace. Bedroom Three with wash basin and airing cupboard. Cloakroom with wc.

Outside to the front is a shallow foregarden. Gated shared access to side leading to the west facing walled Rear Garden with covered area having climber over, mature trees and shrubs.

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. Electric storage heaters.

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

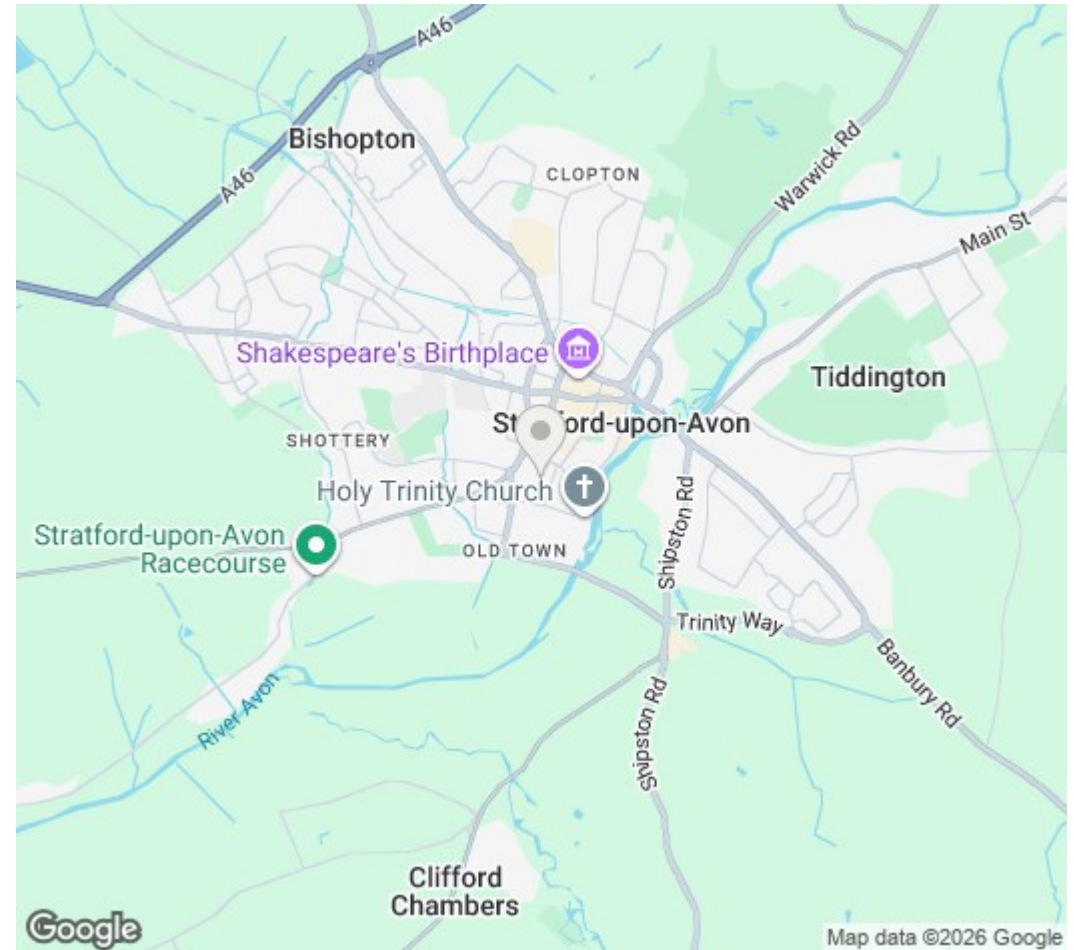
VIEWING: By Prior Appointment with the selling agent.



12 West St



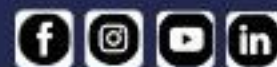
Illustration for identification purposes only,
measurements are approximate, not to scale.



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

an estate agency

Winkworth