

Peter Clarke



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

- NO CHAIN
- Attractive Victorian town house
- Sought after Old Town with close walk to town centre
- In need of updating
- Slightly elevated position with shallow foregarden
- Sitting room, dining room, kitchen and rear lobby
- Three bedrooms and bathroom
- Part walled rear garden



Guide Price £450,000

In need of updating is this handsome three bedroom Victorian terraced property situated in Old Town, within close walking distance of the town centre. Hall, sitting room, dining room, kitchen, rear lobby, three bedrooms, bathroom, shallow foregarden and part walled rear garden. NO CHAIN

#### ACCOMMODATION

A front door leads to entrance hall. Sitting room with bay window to front, tiled fireplace. Dining room with cupboards to side of chimney breast, fireplace. Cellar. Kitchen with cupboards, work surface, sink, space and plumbing for washing machine, gas cooker point. Rear lobby with gas heating boiler.

First floor landing with storage cupboard. Bedroom One with two windows, fireplace. Bedroom Two with fireplace. Bedroom Three. Bathroom with wc, wash basin and bath.

Shallow foregarden. Shared covered pathway with gated access to rear garden with patio, gardeners wc, greenhouse, lawn, path and enclosed with wood fencing and wall.

#### 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 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.

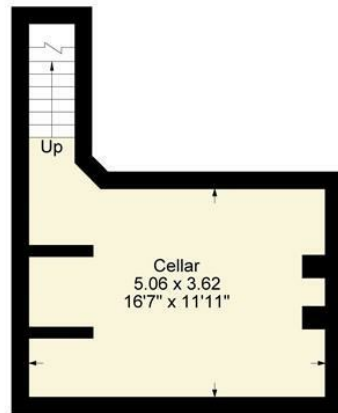
**VIEWING:** By Prior Appointment with the selling agent.



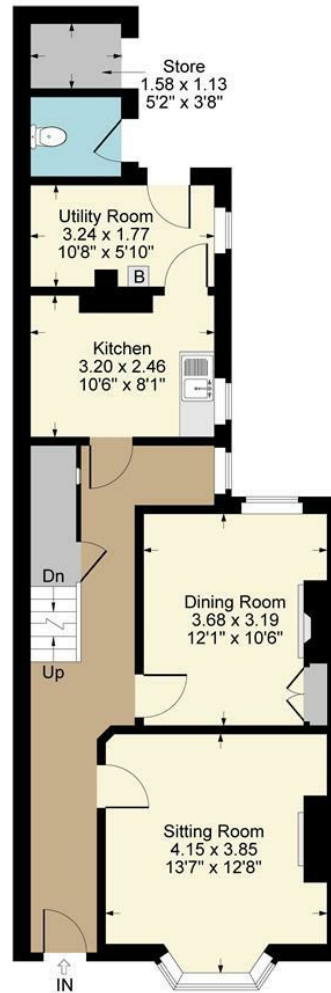
# 15 West Street, Stratford-upon-Avon



Approximate Gross Internal Area  
 Lower Ground Floor = 21.07 sq m / 227 sq ft  
 Ground Floor = 62.26 sq m / 670 sq ft  
 First Floor = 50.69 sq m / 546 sq ft  
 Total Area = 134.02 sq m / 1443 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



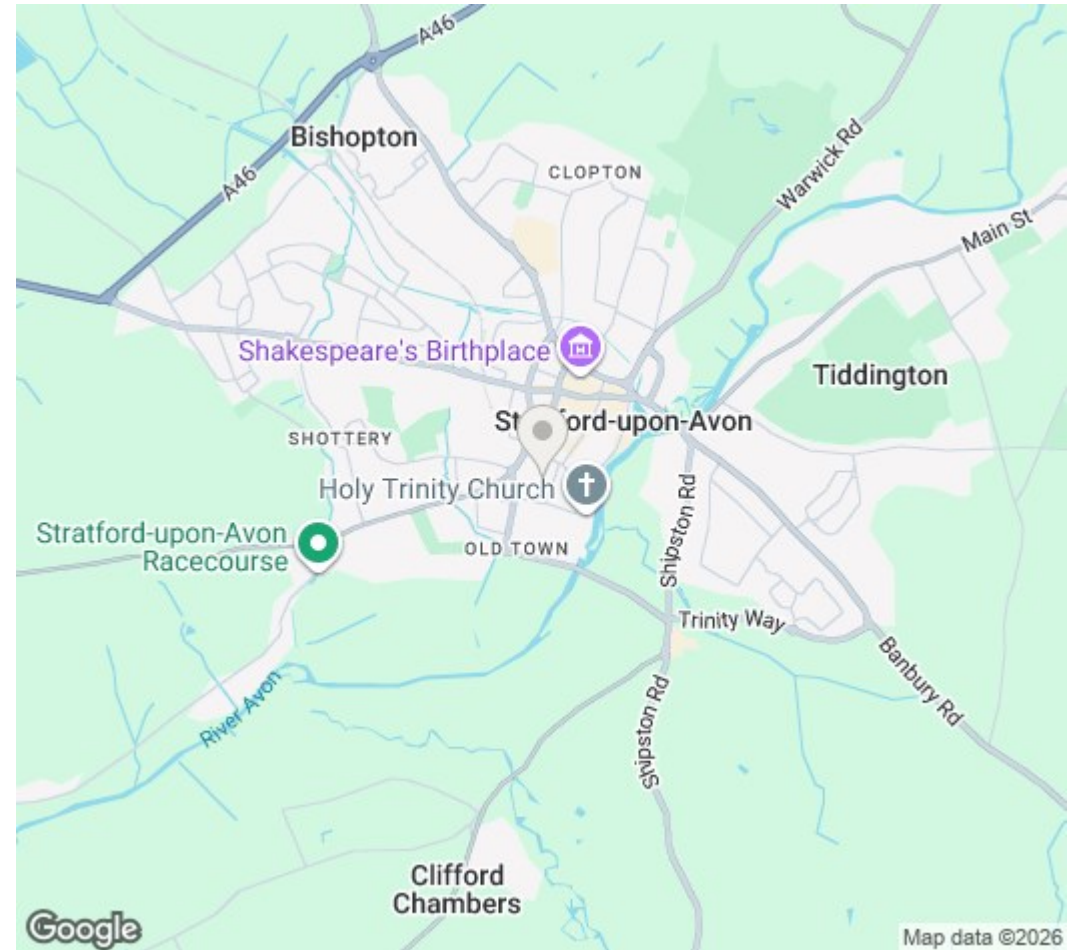
Lower Ground Floor



Ground Floor



First Floor



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.

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serving South Warwickshire & North Cotswolds

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