

Peter Clarke

IN ASSOCIATION WITH

Winkworth



5 West Street, Stratford-upon-Avon, Warwickshire, CV37 6DW

- Situated in popular Old Town area
- Two bedroom character property
- Open plan sitting/dining room
- Sun room and patio
- Walking distance to town centre
- NO CHAIN



£425,000

NO CHAIN. A beautiful Victorian two bed terraced house, in the highly sought after Old Town, right on the doorstep of the famous Stratford upon Avon. With an open plan sitting/dining room, this gem also boasts a sunroom. Within walking distance to town this house has everything you would want for central town living.

ACCOMMODATION

Entrance hall. Sitting/Dining Room with fireplaces, built in cabinet, access to cellar, built in cupboard. Kitchen with cupboards, sink and drainer, space for oven, space for fridge, space for freezer, space for washing machine, breakfast bar. Sunroom with French doors to patio, access to side passage. Outhouse wc and and wash hand basin.

Landing. Bedroom One with built in cupboards, built in wardrobe, sash window. Bedroom Two with built in wardrobe, window to garden. Bathroom with bath, wc built in sink, vanity cabinet, cupboards.

Outside there is a rear garden with patio, flower beds, access to outhouse, built in shed further shed at the end of the garden. On street permit parking.

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. There is a shared alleyway for bins.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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.

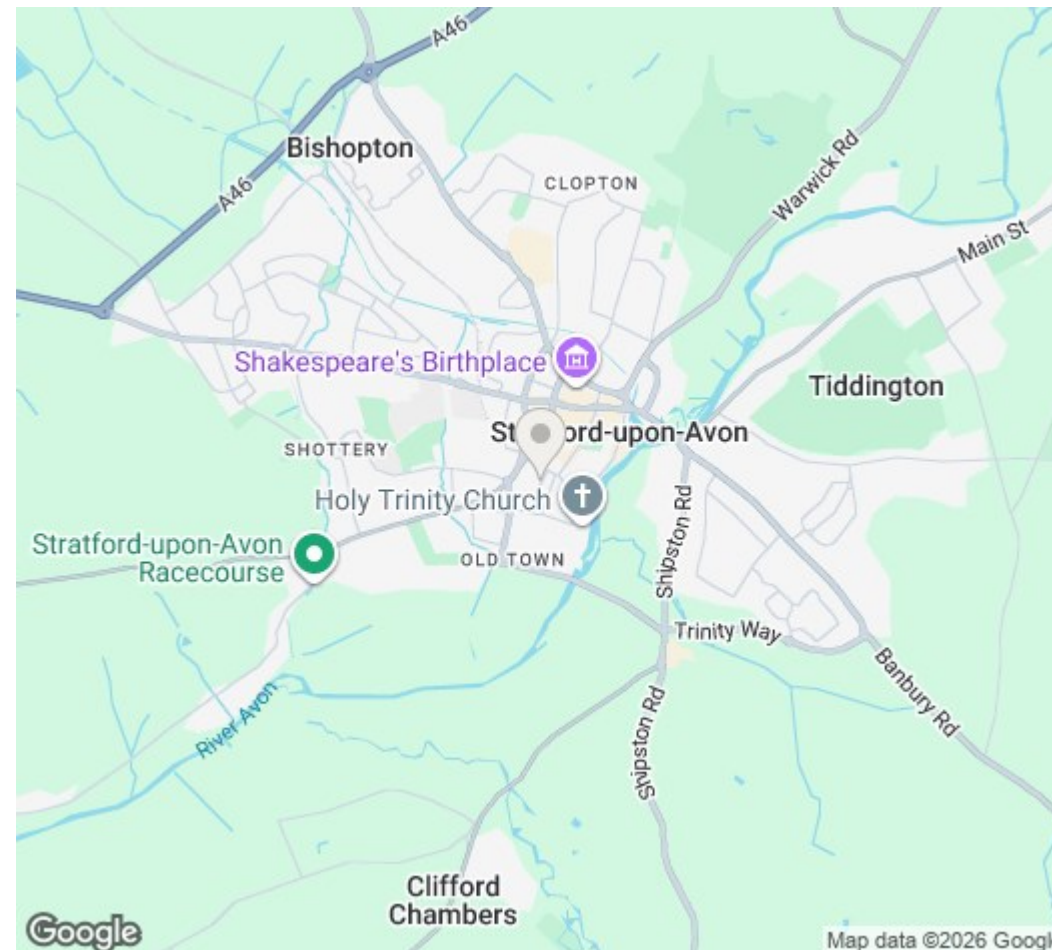
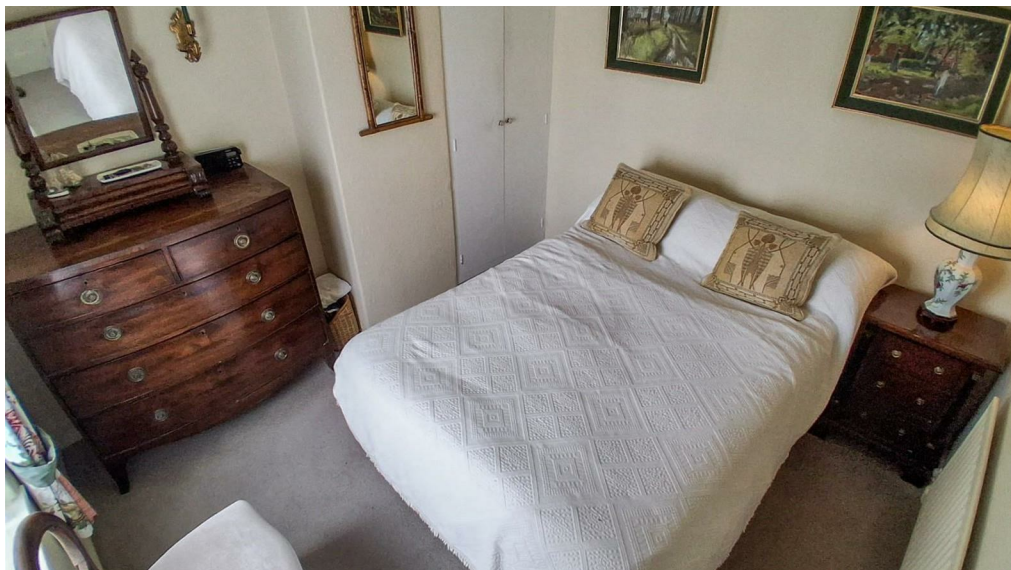
VIEWING: By Prior Appointment with the selling agent.



5 West Street, Stratford-upon-Avon



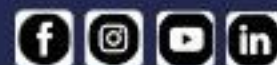
Approximate Gross Internal Area
Lower Ground Floor = 14.84 sq m / 160 sq ft
Ground Floor = 43.00 sq m / 463 sq ft
First Floor = 34.45 sq m / 371 sq ft
Total Area = 92.29 sq m / 994 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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

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