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

3 1 2

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.

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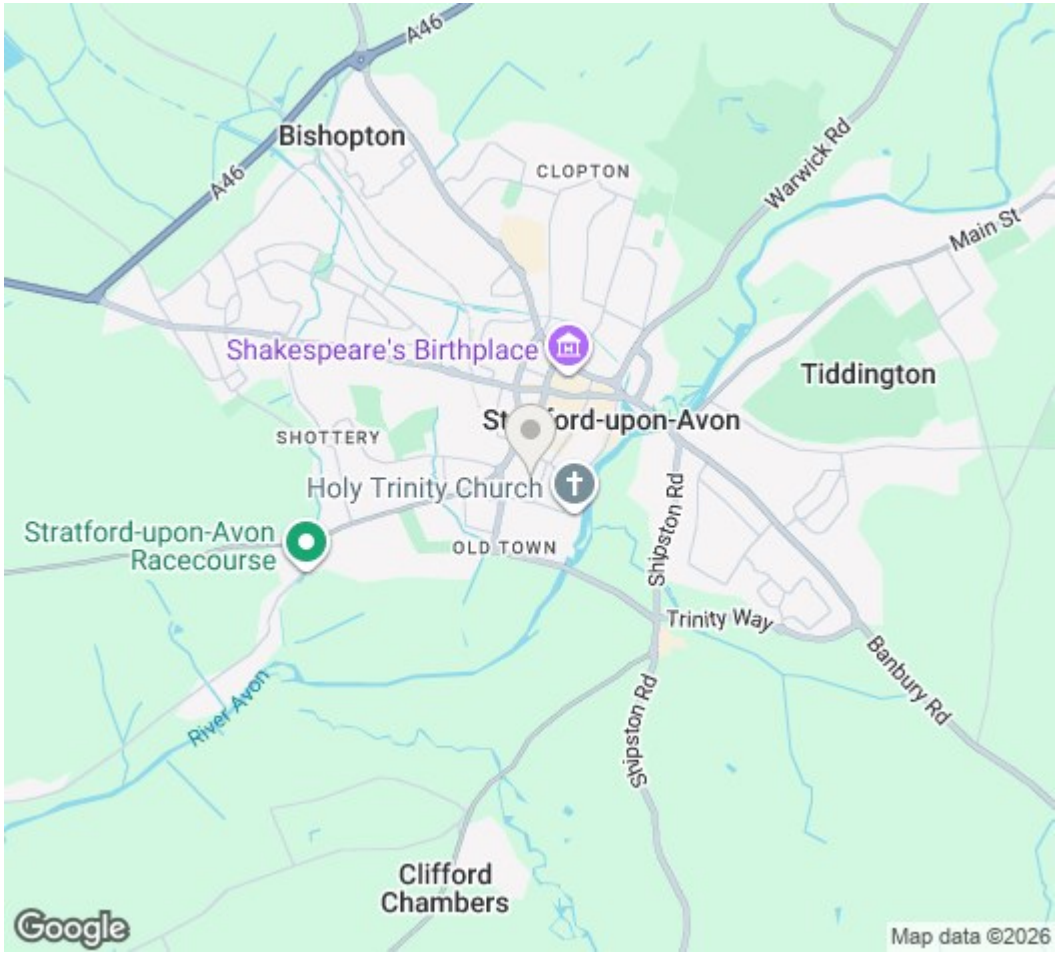
Approximate Gross Internal Area
Lower Ground Floor = 21.07 sq m / 227 sq ft
Ground Floor = 62.26 sq m / 670 sq ft
First Floor = 50.69 sq m / 546 sq ft
Total Area = 134.02 sq m / 1443 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Lower Ground Floor | Ground Floor | First Floor



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