13 Bull Street, Stratford-upon-Avon, CV37 6DT

- Old Town location
- Walking distance of town centre
- In need of some updating
- Sitting/dining room, kitchen opening to conservatory
- Two bedrooms and bathroom
- Rear garden
- NO CHAIN

2 1 1

Guide Price £285,000

A two bedroom mid-terraced town cottage situated in the ever popular Old Town within a close walk to the town centre, in need of some updating. Sitting/dining room, kitchen opening to conservatory, two bedrooms, bathroom and rear garden. NO CHAIN.

ACCOMMODATION

Front door leads to sitting/dining room with fireplace, fitted cupboards, under stairs storage cupboard, trap door to cellar. Kitchen with range of cupboards and work surface, sink, space and plumbing for dishwasher and washing machine, access to boiler, space for fridge freezer, space for cooker. Conservatory/garden room with tiled floor, French doors to garden.

First floor landing with access to roof space. Bedroom One with fitted wardrobes. Bedroom Two with built in wardrobe. Bathroom with wc, wash basin and bath with shower attachment.

Outside the rear garden is paved with pebbles, and enclosed by wood fencing. There is a right of way over the neighbouring property leading out onto Bull Street.

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. There is a right of way over the neighbouring property leading out onto Bull Street.

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

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.

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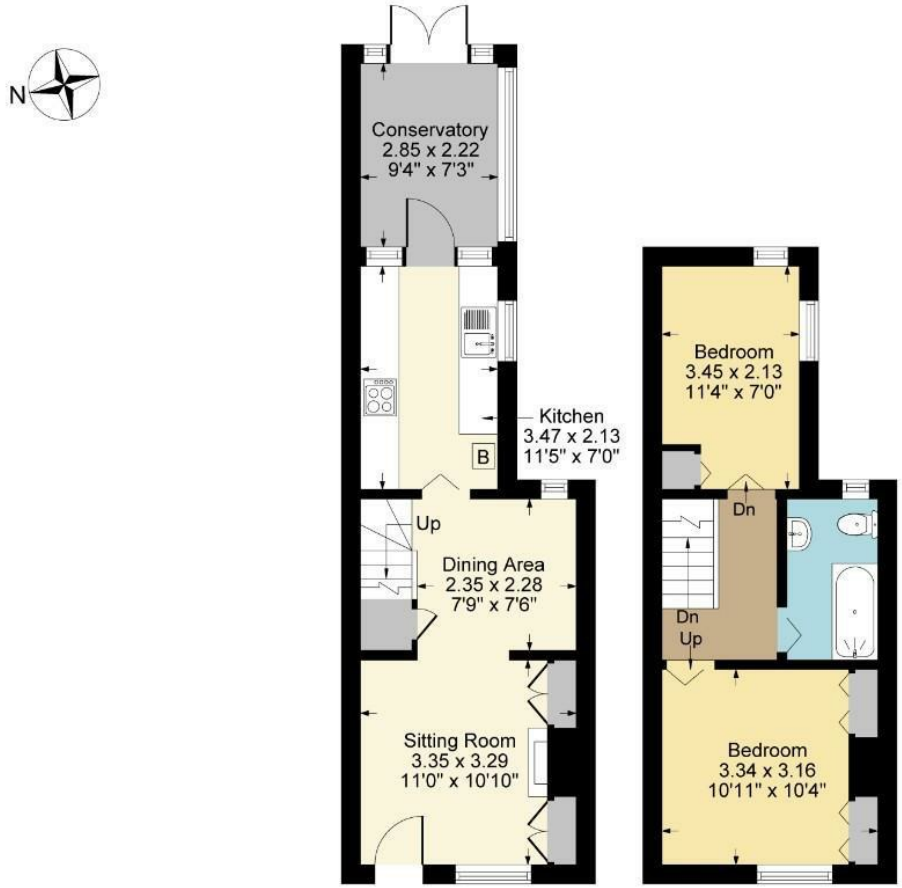
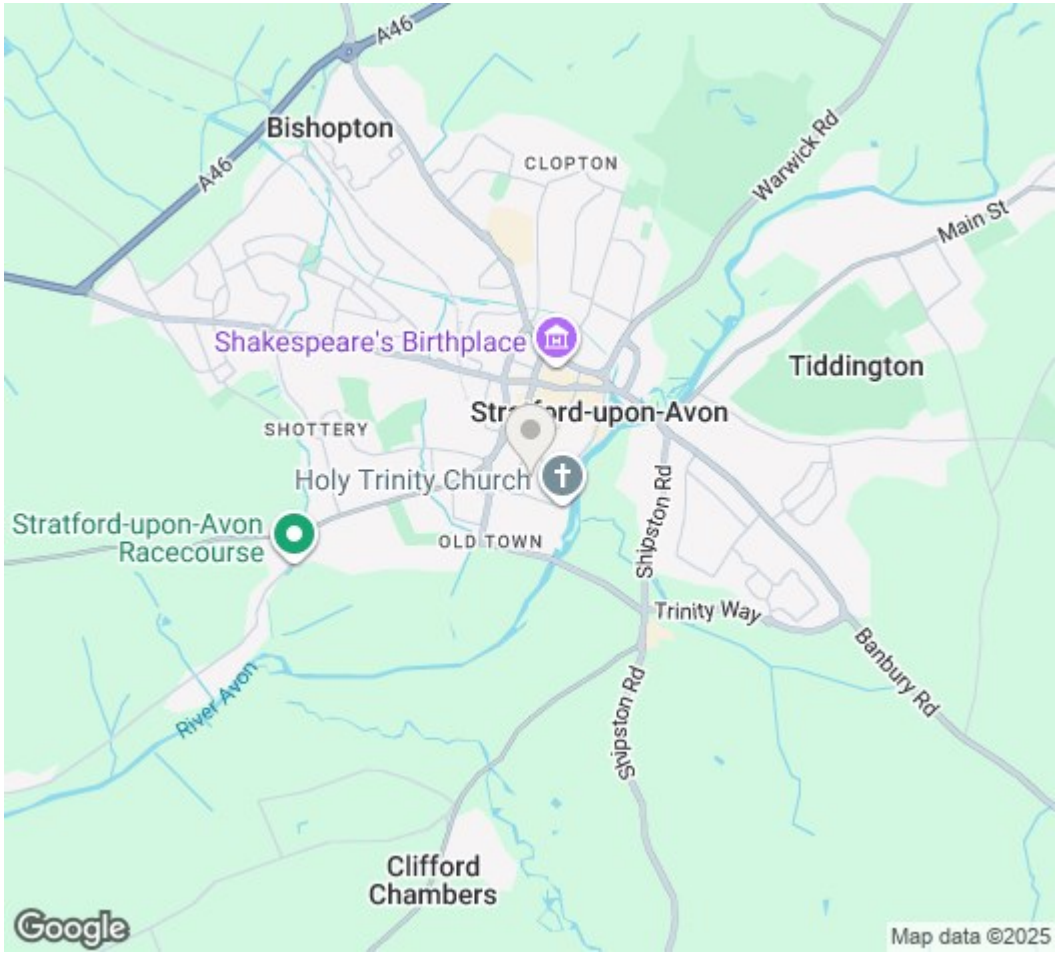


Ground Floor **First Floor**

Approximate Gross Internal Area = 60.18 sq m / 648 sq ft

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



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Multi-award winning offices
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Peter Clarke