



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. 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.

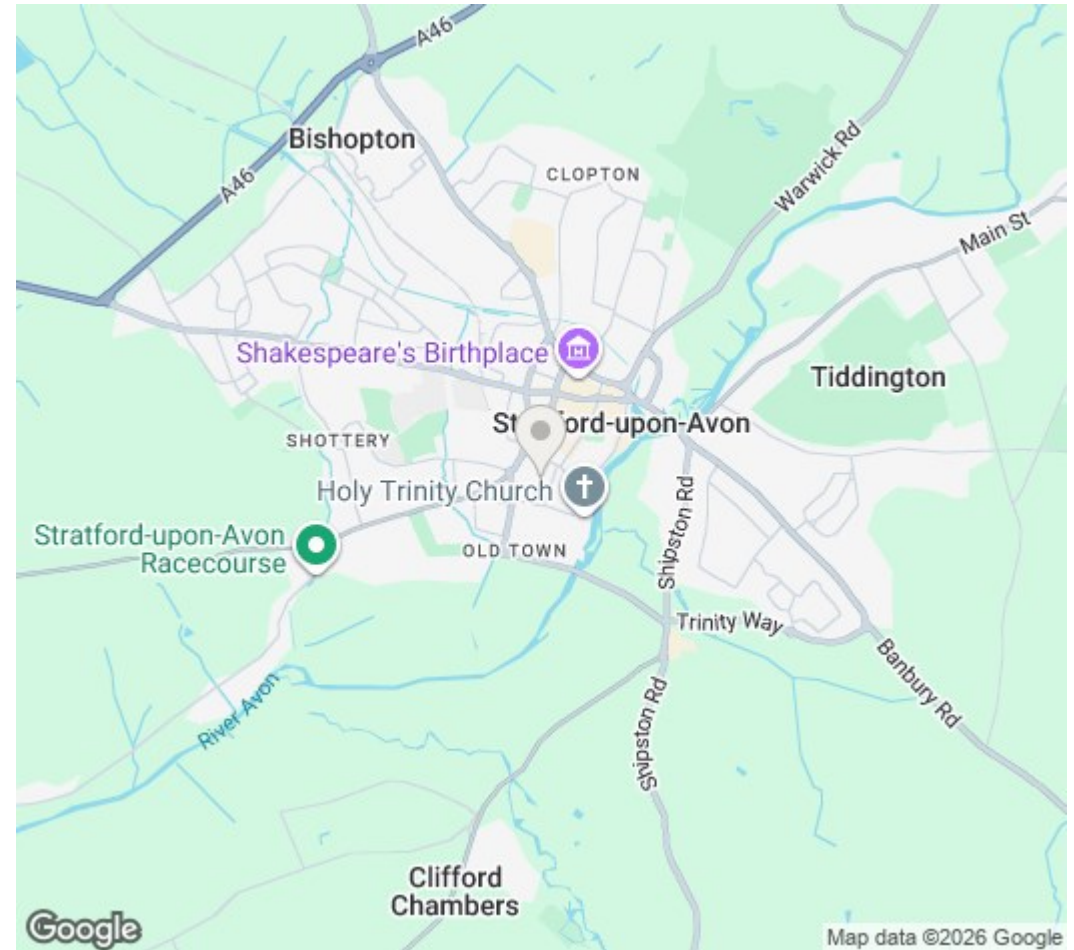
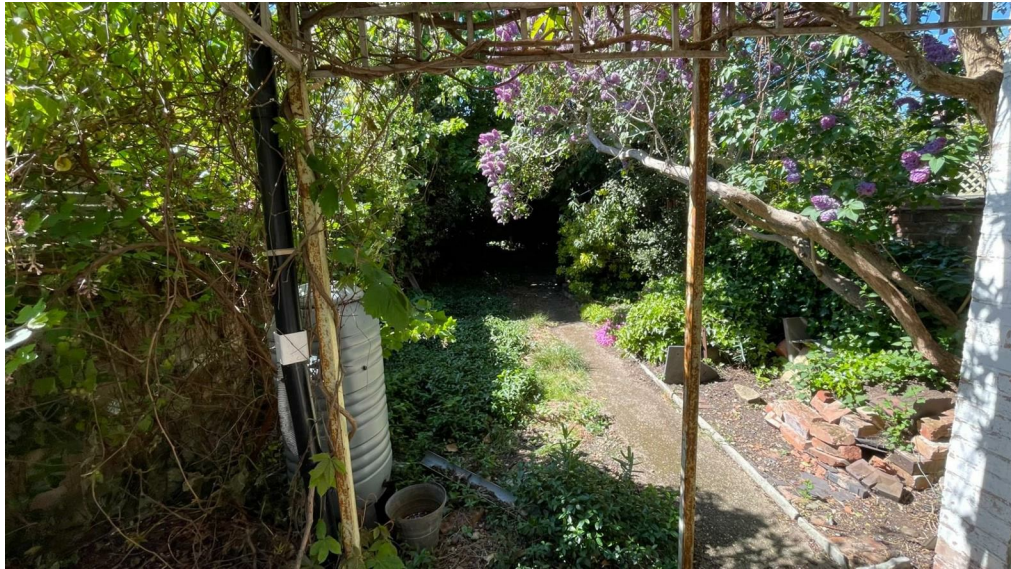
**VIEWING:** By Prior Appointment with the selling agent.



## 12 West St



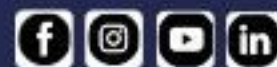
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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Peter Clarke

AN ASSOCIATE OF

Winkworth