



Peter Clarke

1a Mulberry Street, Stratford-upon-Avon, CV37 6RS

Offers In The Region Of

- To be purchased with tenant in situ
- Currently tenanted until October 2026
- Current monthly income of £1,075
- Walking distance to town centre
- Deceptively spacious
- Wrap around courtyard garden



#### GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must 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.

AGENTS NOTE: Previous marketing images have been used.

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

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 Agents.



#### \*\*INVESTMENT OPPORTUNITY\*\*

Sold with tenants in situ until October 2026, is this well built and deceptively spacious three bedroom cottage, located within walking distance of the town centre and benefitting from two reception rooms and a low maintenance courtyard garden to the rear. On street permit parking available.

This property benefits from hallway, two reception rooms, both of which have open fireplaces, kitchen with matching wall, base and drawer units with work surface over and incorporating sink and drainer unit, space for appliances, door to garden, utility space and access to downstairs WC. Upstairs, there are three bedrooms and a bathroom with bath having shower over, WC and wash hand basin.

Outside, there is a small courtyard garden that wraps around the property and has garden side access to the front.



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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