



Peter Clarke

48 Wetherby Way, Stratford-upon-Avon, CV37 9LU

- Close to Stratford Racecourse
- One double bedroom
- Accommodation over two floors
- Allocated parking for one car
- Freehold
- Walking distance of the town centre
- Highly regarded location
- Good access to The Greenway



£185,000

With views from the bedroom towards Stratford Racecourse, this one double bedroom FREEHOLD coach house is located on the highly regarded Kings Acre development and benefits from split level living along with an allocated parking space. NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall allowing good space for storage including under stairs. Bathroom comprising a white suite of bath with shower over, wc and pedestal wash hand basin. Stairs lead to a dual aspect sitting room with storage cupboard housing boiler (new boiler installed August 2022). Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, integrated fridge freezer, washing machine, space for slimline dishwasher. Bedroom with built in wardrobes.

Outside to the rear is allocated parking for one car.

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.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

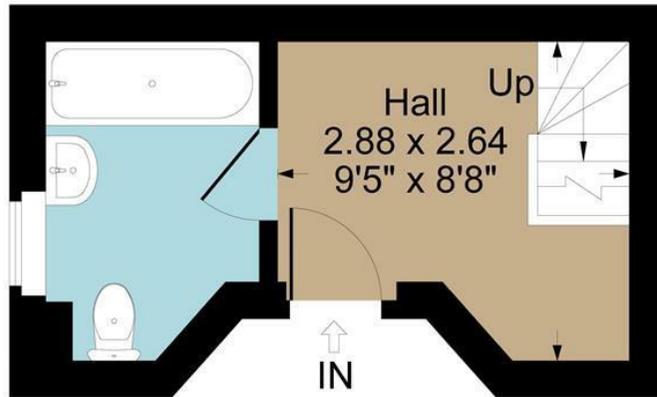
VIEWING: By Prior Appointment with the selling agent.



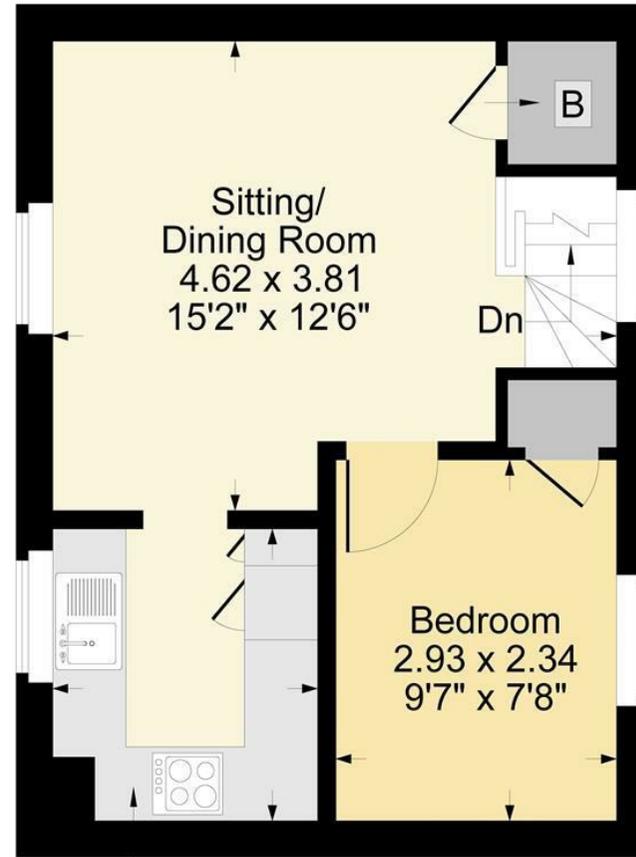
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Approximate Gross Internal Area
Ground Floor = 10.87 sq m / 117 sq ft
First Floor = 29.24 sq m / 315 sq ft
Total Area = 40.11 sq m / 432 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



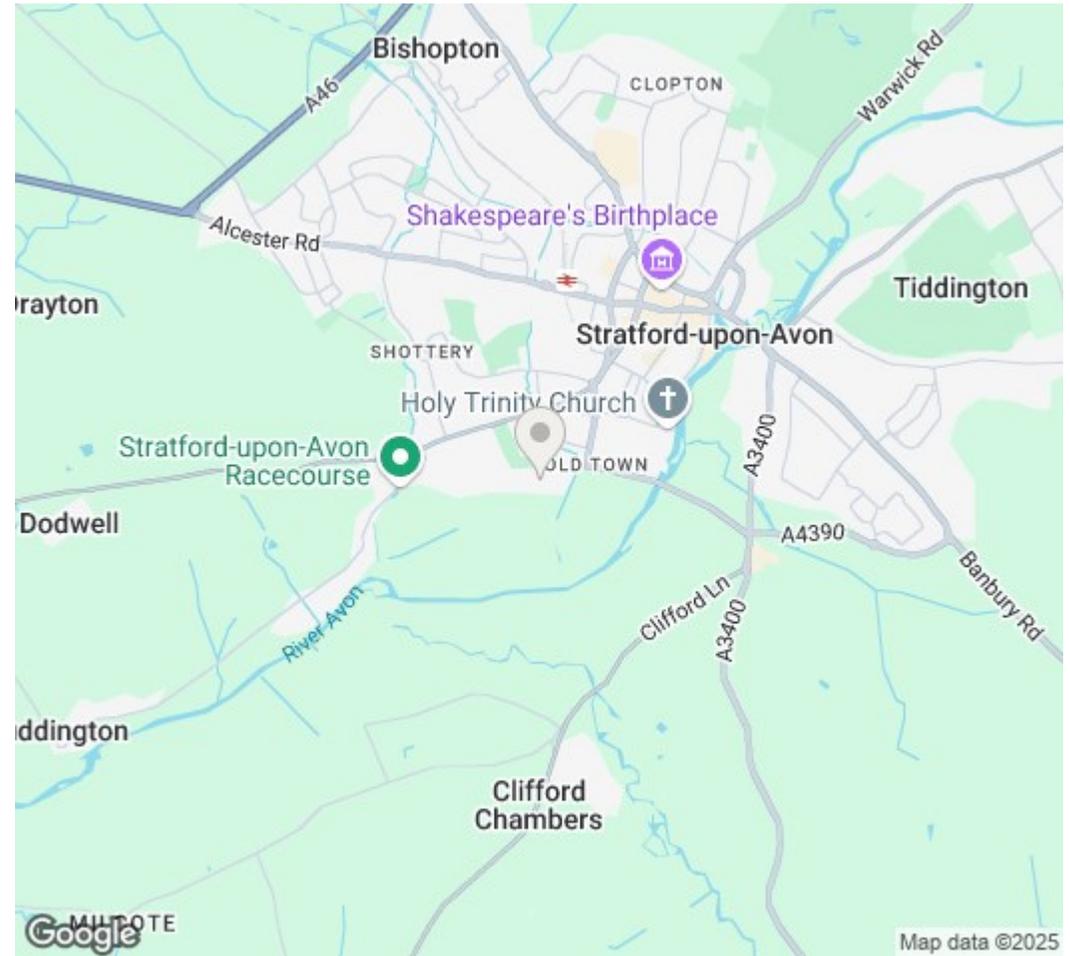
Ground Floor



Kitchen
2.37 x 2.17
7'9" x 7'1"

First Floor





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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