



**EARLES**  
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## 51 Wetherby Way, Stratford-Upon-Avon CV37 9LU

A well presented three storey town house situated in the sought after location of Wetherby Way, Stratford-Upon-Avon. The property features stunning open views over the racecourse beyond and is within walking distance to the town centre.

The property offers flexible living accommodation with a bedroom and shower room to the ground floor, which could equally be used as another reception room, with sliding patio doors to the South Facing courtyard garden.

To the first floor is a living room with Juliet balcony overlooking the racecourse beyond, and fitted kitchen.

To the second floor is the master bedroom with Juliet balcony overlooking the racecourse and a further double bedroom (both with fitted wardrobes) and newly fitted bathroom. The property further benefits from off road parking for two cars and a garage.



**£1,650 PCM**

# 51 Wetherby Way, Stratford-Upon-Avon CV37 9LU

## Additional Information

What 3 Words: ///slick.brick.copy

Services: Mains electricity, gas, water and drainage are connected to the property.

Council Tax: Stratford-on-Avon District Council - Band F.

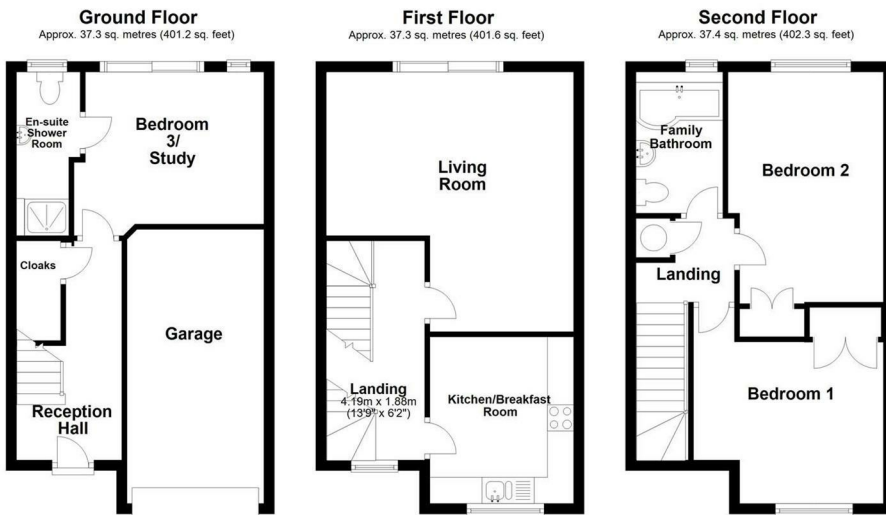
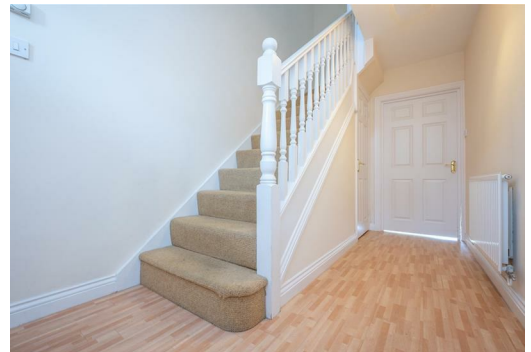
Ultrafast Broadband Speed is available in this area, with predicted highest available download speed 5500 Mbps and highest available upload speed 5500 Mbps.

Viewing: Strictly by appointment only.

A holding deposit, equivalent to 1 week's rent will be required upon application.

A dilapidations deposit is applicable, equivalent to 5 weeks rent. This will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

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Total area: approx. 112.0 sq. metres (1205.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102 (plus) <b>A</b>		102 (plus) <b>A</b>	
81 (9-91) <b>B</b>		81 (9-91) <b>B</b>	
69 (40) <b>C</b>	72	69 (40) <b>C</b>	
55 (40) <b>D</b>		55 (40) <b>D</b>	
39 (54) <b>E</b>		39 (54) <b>E</b>	
21 (38) <b>F</b>		21 (38) <b>F</b>	
1 (20) <b>G</b>		1 (20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC