

Peter Clarke



25 Shottery Road, Stratford-upon-Avon, CV37 9QA

Asking Price £249,950

An exceptional opportunity to acquire a two bedroom Victorian cottage on the edge of town and close to a range of local amenities. Offering excellent scope for improvement and modernisation, and located in the ever popular Shottery, the property offers an excellent choice for those seeking to add value or invest in Shakespeare's town. The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, two double bedrooms, bathroom and sizeable rear garden. NO ONWARD CHAIN.



STRATFORD-UPON-AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

A part glazed front door leads to

ENTRANCE HALL with dado rails and doors to principal reception rooms.

SITTING ROOM with window to front, brick built fireplace

housing open fire with matching brick built TV stand and chimney recess with fitted cupboards to one side.

DINING ROOM with brick built fireplace housing gas fire with full height chimney recess and cupboards to one side, glazed door opening to stairs rising to first floor, understairs storage cupboard, window over rear garden and glazed door leading to

KITCHEN with matching wall, base and drawer units with worktop over and tiled splashback, single bowl stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for oven and fridge freezer, window to side and glazed door to side leading to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE with window to front, timber surround fireplace housing gas fire, and fitted wardrobe.

BEDROOM TWO with decorative iron fireplace, chimney recess storage cupboards, window over rear garden and door leading to

BATHROOM with obscured window to rear, wc, bath, wash hand basin and airing cupboard housing water tank.

OUTBUILDING housing store and **SEPARATE WC**

OUTSIDE TO FRONT is a paved approach and country stone front garden.



TO REAR is a paved patio area with brick wall border, country stone path leading down the garden with deep bark lined edges and wood fenced borders. To the rear of the garden is a paved seating area, enclosed in trellis and a further country stone hardstanding area housing garden shed.

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, water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts. Electric heaters and gas fires.

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 D**

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

DIRECTIONS: Proceed out of Stratford upon Avon town centre north on Wood Street, bearing left at the crossroads on to Rother Street. Proceed until Evesham Place and bear left. Continue to the roundabout and take the third exit onto Shottery Road, where the property will be found on the right hand side identified by the for sale board.

VIEWING: By Prior Appointment with the Selling Agents.

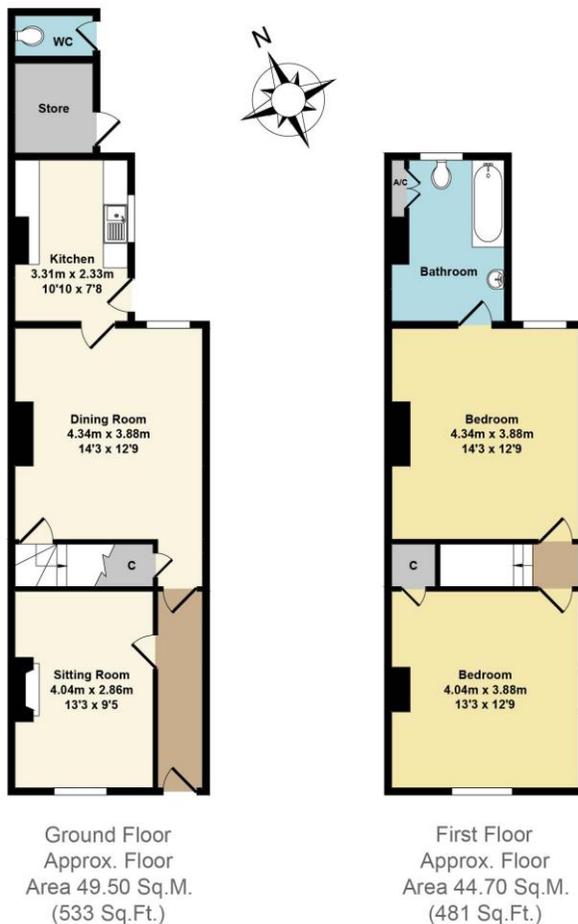
REGULATED BY RICS



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Total Approx. Floor Area 94.20 Sq.M. (1014 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices serving South Warwickshire & North Cotswolds