



VAUGHANREYNOLDS
ESTATE AGENTS

34 College Lane
Stratford-upon-Avon, CV37 6DD



Property Description

Located in the much sought after 'Old Town', a popular conurbation of period houses, enjoying easy access to Stratford-upon-Avon town centre and its countless amenities and attractions.

With views towards Holy Trinity Church and the River Avon only a short walk away, this delightful property offers great potential to be further enhanced, should a buyer wish to personalise the accommodation to suit their own requirements.

Being offered with no upward chain, the property comprises; Cosy sitting room to front, with central fireplace and inset log burner, exposed flagstone flooring, ceiling beam and inner door to kitchen.

The kitchen comes with a range of base and wall units with solid wood door fronts and contrasting worksurfaces over with inset porcelain sink, oven, 4 ring gas hob and extractor over. There is space for a tall fridge freezer, dishwasher and washing machine, together with a small breakfast table, suitable for occasional dining.

Stairs lead down to a useful cellar room, complete with ample ceiling height, wood flooring, window to front and radiator - a great room for dining or as additional living space. Progressing through a rear lobby, with access to garden, there is a ground floor bathroom with white suite comprising panel bath with shower over, low level WC and wash hand basin.







To the first floor there are two bedrooms, the main has a built-in wardrobe.

Externally, there is a pleasant garden to rear, laid mainly to lawn with decked area for seating. It should be noted that there is expired planning in place to extend the ground floor. Details can be found at Stratford.gov.uk/eplanning using reference 17/00541/FUL.

N.B The neighbouring property has right of way through the subject garden to access their garden.

Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, racecourse, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes' drive





2

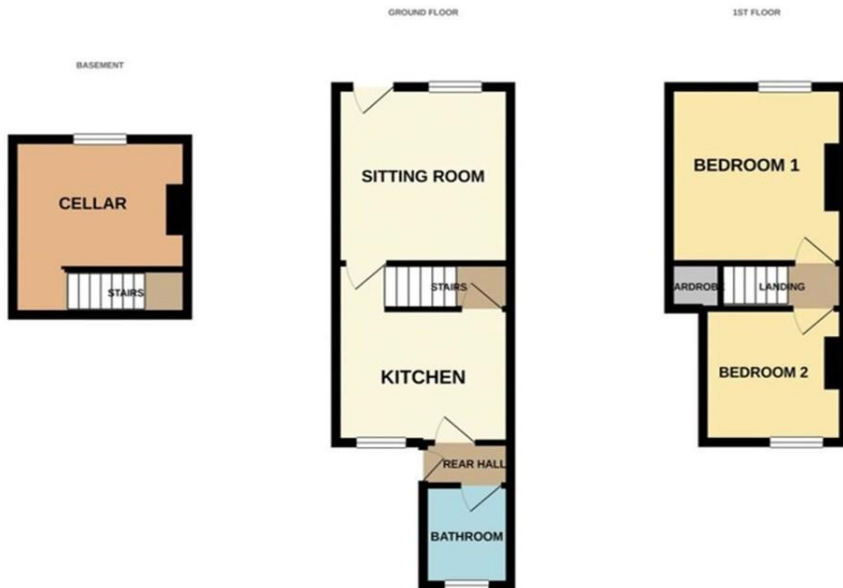


2



1





Sitting Room 11' 0" x 10' 10" (3.35m x 3.30m)

Kitchen 8' 4" x 10' 8" (2.54m x 3.25m)

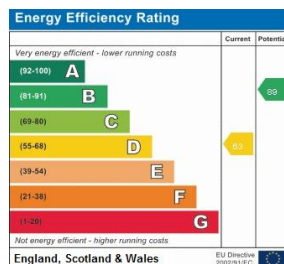
Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)

Cellar 10' 11" x 10' 8" (3.32m x 3.25m)

Bedroom One 11' 4" x 10' 11" (3.45m x 3.32m)

Bedroom Two 8' 4" x 10' 9" (2.54m x 3.27m)

The floor plan is for identification purposes only. It is not to scale and is intended to show the approximate relationship of one room to another, with an indication of the main fixtures and fittings



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-District Council. Tax Band C.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no

effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk