



VAUGHANREYNOLDS
ESTATE AGENTS

41 Bull Street, Old Town
Stratford-upon-Avon, CV37 6DS



Property Description

Being situated within a prime setting in the heart of Old Town, ideally positioned to take advantage of the countless amenities and attractions at hand, this end of terrace home is being offered with no upward chain and boasts a deceptively spacious interior, which has been thoughtfully extended.

Viewing is strongly recommended and in brief the accommodation comprises; A generous living room, providing ample space for relaxed seating and dining, with an inset log burner on a flagstone hearth and stairs rising to the upper floor with storage under.

Two sets of French doors lead through to an extended breakfast kitchen, which is well-equipped with a comprehensive range of storage, worksurface and integrated appliances to include an oven, 4 ring hob, extractor, fridge, freezer and dishwasher. There is space and plumbing for a washing machine and room for a large sofa or table and chairs and a semi vaulted ceiling with velux windows floods the space with natural light.

To the first floor, a central landing has loft access and panel doors off leading to two double bedrooms, the main with a bank of fitted wardrobes. The bathroom is a generous space with bath, separate shower enclosure, wash hand basin and WC.

Externally, there is a pleasant, enclosed, south-west facing garden to rear, with paved patio overlooking an expanse of lawn with mature planted shrubs and trees to boundary. A garden shed provides suitable storage. Parking is provided on road with permits being available to residents at an approximate cost of £25 per annum.





N.B. The attached garage is not included within the sale and is owned by another party.

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, race course, 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. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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41 Bull Street

Total Approx. Floor Area 92.44 Sq.M. (995 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 50.68 Sq.M.
(546 Sq.Ft.)



1st Floor
Approx. Floor
Area 41.76 Sq.M.
(450 Sq.Ft.)

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-Avon, Council Tax Band D

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 free valuations. Please contact the office on **01789 292659** to make an appointment.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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