9 College Mews, Stratford-upon-Avon, CV37 6FF

- Old Town location
- Driveway, garage and courtyard
- Kitchen/dining room and first floor sitting room
- Main bedroom with en suite
- Two further bedrooms and a bathroom
- Viewing highly recommended

3 2 1

£349,950

An exciting opportunity to purchase a three bedroom town house in the heart of Old Town forming part of the popular College Mews development. Arranged over three floors, the accommodation comprises in brief: kitchen/dining room, first floor sitting room, main bedroom with en suite, two further bedrooms and a bathroom. Driveway to front, integral garage and a courtyard garden to rear.

ACCOMMODATION

Entrance hall with wood effect flooring. Cloakroom with wash hand basin, wc, and wood effect flooring. Integral garage with up and over door, internal power and light. Kitchen/dining room, an L shaped room with range of wall and base units, work top over incorporating stainless steel sink with drainer and four ring electric hob, integrated oven and space for appliances, wood effect flooring throughout.

First floor landing with airing cupboard housing immersion water tank. Sitting room with window to rear and skylight window. Main bedroom with arched window to front, double wardrobe with mirrored sliding doors. En suite bathroom with bath, shower attachment, wash hand basin, wc. Second floor landing with loft hatch. Two further bedrooms. Bathroom with bath, shower attachment, wash basin, wc.

Outside to front is a mix of tarmacadamed driveway leading to the garage, brick paved pathways, planted bed. To the rear is a low maintenance paved courtyard garden with planted beds, walled boundary to rear and fenced either side.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of £270.64 per annum. This should be checked by your solicitor before exchange of contracts.

DISCLAIMER: There are restrictive covenants in relation to keeping pets, letting of properties, parking of commercial vehicles, appearance properties with further details held by the College Mews Management Company.

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.

LISTED: No

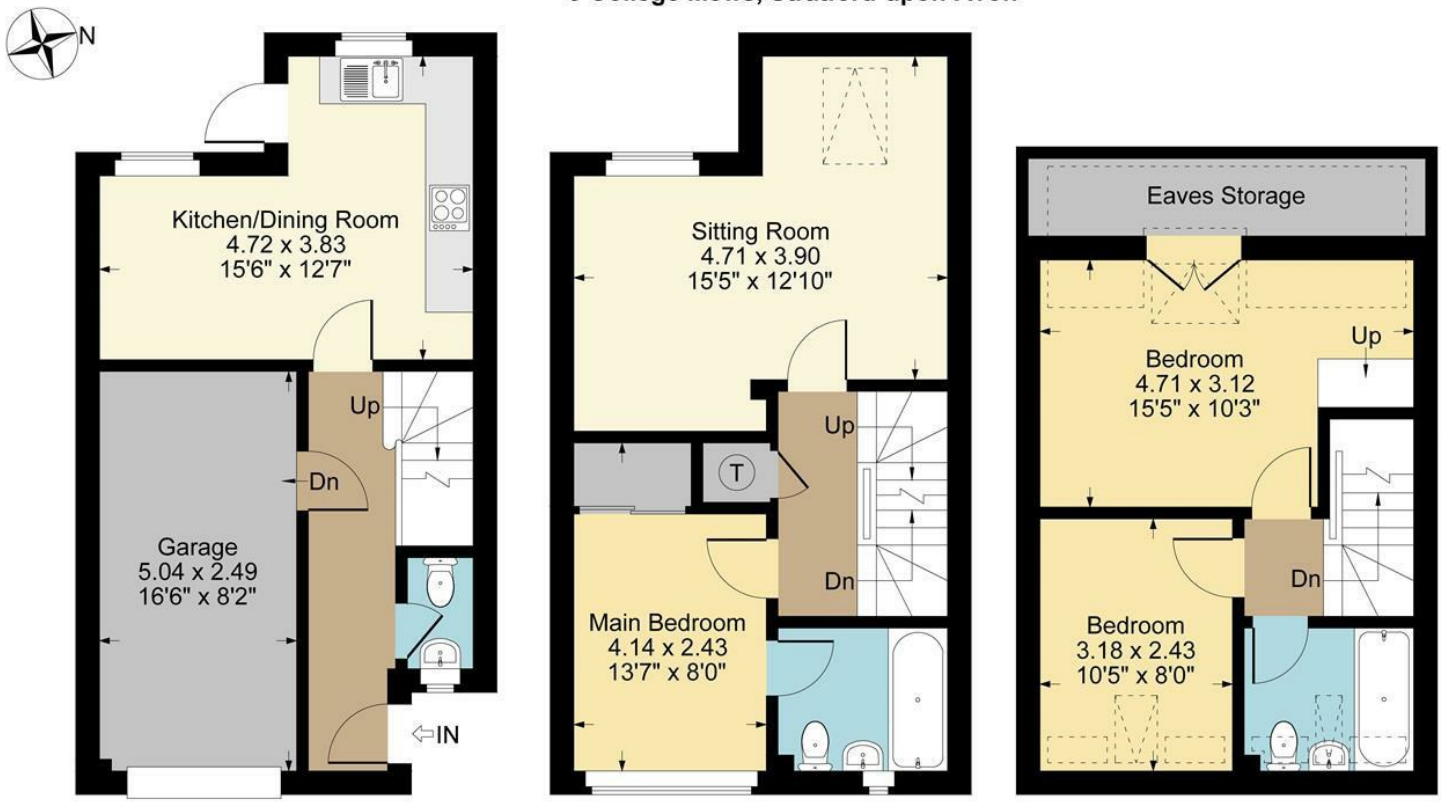
BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodaphone (Checked on Ofcom Jun26)

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

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

VIEWING: By Prior Appointment with the selling agent.

9 College Mews, Stratford-upon-Avon



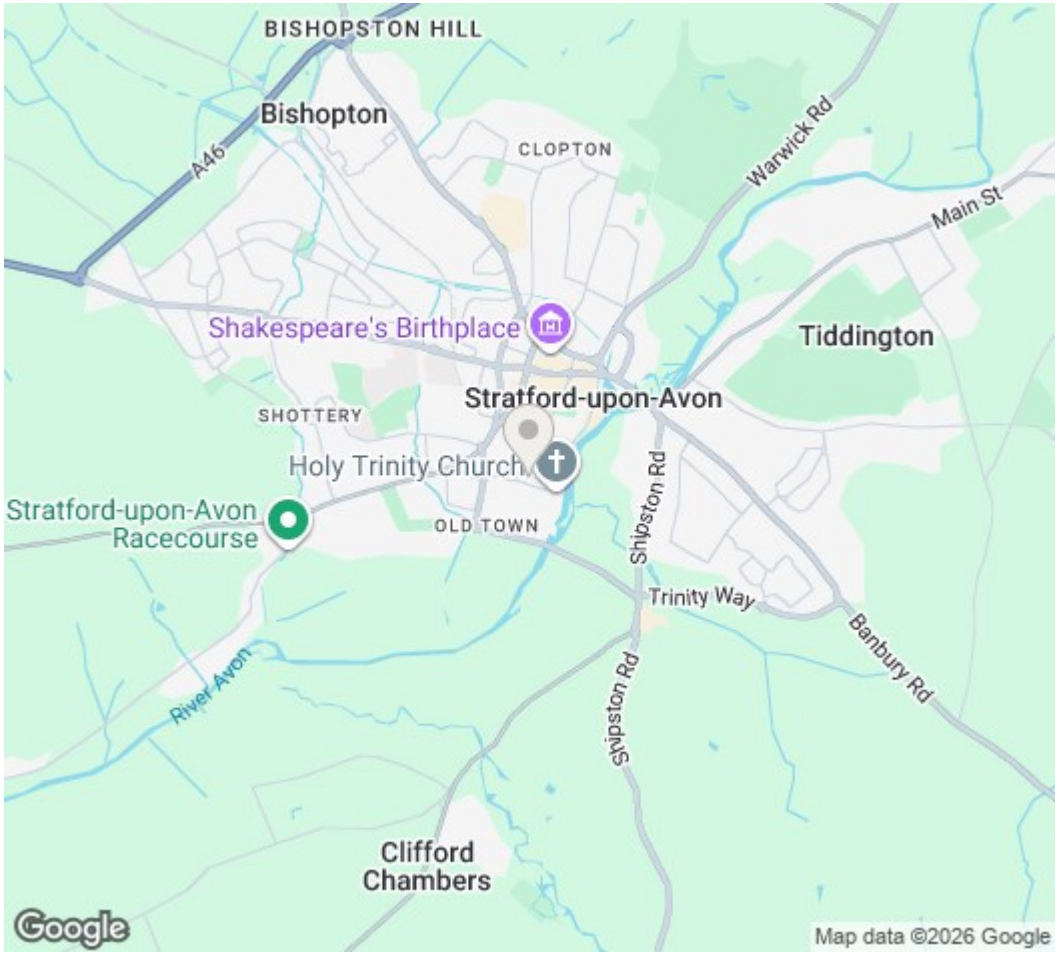
Ground Floor

First Floor

Second Floor

Approximate Gross Internal Area
Ground Floor = 23.88 sq m / 257 sq ft
First Floor = 38.98 sq m / 420 sq ft
Second Floor = 30.44 sq m / 328 sq ft
Garage = 12.55 sq m / 135 sq ft
Total Area = 105.85 sq m / 1140 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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Peter Clarke
Winkworth