

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



26 Chesford Grove

Stratford Upon Avon

CV37 9LS

£165,000 Guide

01926 499428

Location



The town of Stratford Upon Avon is famous for being the birth place of William Shakespeare and home to the renowned Royal Shakespeare theatre. This prosperous and vibrant riverside town attracts almost four million visitors a year who come to enjoy its rich variety of culture, retail, restaurants and buildings of historic interest



The town is well served by motorway and rail connections with frequent and regular train services to Birmingham and London



Conveniently placed for Stratford upon Avon town centre and offered with No Forward Chain

A well presented two bedroom ground floor maisonette with the benefit of it's own front and rear garden and a single Garage en-bloc

The double glazed accommodation offers a spacious Lounge/Dining Room, Kitchen, two Bedrooms and Bathroom

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Ground Floor

Reception Porch

Lounge/Dining 19'3" x 10'5"

Having a bay window to the front elevation, wall mounted electric heater and doors leading to the Inner Hallway and



Kitchen 8'6" x 8'1"

With a window and a half glazed door leading to the rear garden and comprising a range of base and wall units with ample worktop surfaces over incorporating a stainless steel sink and drainer, space and plumbing for washing machine, space for fridge and freezer, electric oven with electric hob and extractor hood over



Inner Lobby

Having a useful understairs storage cupboard and Airing Cupboard housing hot and cold water tanks

Bedroom One 15'8" x 9'

With a window to the front elevation and a wall mounted electric heater



Bedroom Two 9'4" x 9'3"

Having a window the rear elevation and a wall mounted electric heater

Family Bathroom.

With an obscure window to the rear elevation and comprising a white suite of low flush W.C., pedestal wash hand basin, panelled bath with shower and screen over and an electric heated towel rail



Outside

To the front of the property is a small fore garden and pathway that lead to a useful storage cupboard and the Front Entrance Door

To the side of the property is gated access to a fully enclosed rear garden with Garden Shed

Single Garage En Bloc with up and over door

General Information

Tenure

The property is leasehold with 108 years remaining and a Ground Rent of £102.00 per annum

Post Code

CV37 9LS

Council Tax

Stratford District Council.

Possession

Vacant possession will be given upon completion.

Office Address

32 Brook Street
Warwick
CV34 4BL

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