

Grace Cottage, 1 Grafton Lodge, Binton, Stratford-upon-Avon, CV37 9TX

- Very pretty stone cottage
- High quality refurbished accommodation
- Spacious ground floor accommodation
- Sitting room with flagstone floor and wood burner
- Kitchen/dining room with folding doors to garden
- Luxury refitted shower room
- Two bedrooms
- Rear garden
- NO CHAIN

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Offers Over £240,000

NO CHAIN. A completely charming two-bedroom stone cottage, ideal for first-time buyers, downsizers or as a buy-to-let, providing spacious ground floor accommodation with sitting room with wood burner opening to kitchen dining room with folding door to garden terrace. Luxury refitted shower room, two bedrooms. Easy to maintain rear garden. Currently available on Airbnb - https://www.airbnb.com/h/17th-century-stone-cottage-stratford-upon-avon

ACCOMMODATION

Front door leads to cosy sitting room with flagstone floor and inglenook fireplace housing wood burning stove. Painted beams and exposed stone walls. Opening to high quality, refitted kitchen/dining room with ceramic sink with granite worktops and fitted cupboards, built-in washing machine, four-ring electric hob with cylinder filter hood over, built-in oven and grill, space for fridge freezer, downlighters. Folding door to garden. Luxury shower room with WC wash basin with cupboards below and large shower cubicle, contemporary tiling. Large wall mirror, downlighters, ladder towel rail.

Stairs to first floor landing. Bedroom One with access to roof space. Bedroom Two.

Outside there is a rear garden with deck.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heating.

AGENTS NOTE: A 1958 conveyance refers to contributing to the maintenance of the cart road where the bins are collected however the current vendor has not had to contribute to this in their ownership.

RIGHTS OF WAY: The rear garden is subject to an existing right of way benefiting neighbouring properties, used principally to provide access to the communal refuse collection area situated to the right of the cottages. The property also benefits from a right of way over neighbouring land. The precise routes and extent of these rights are to be verified by the solicitors as part of the conveyancing process.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Oct 26)

COUNCIL TAX: The property is currently assessed for Business Rates rather than Council Tax, with a rateable value of £2,200.

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

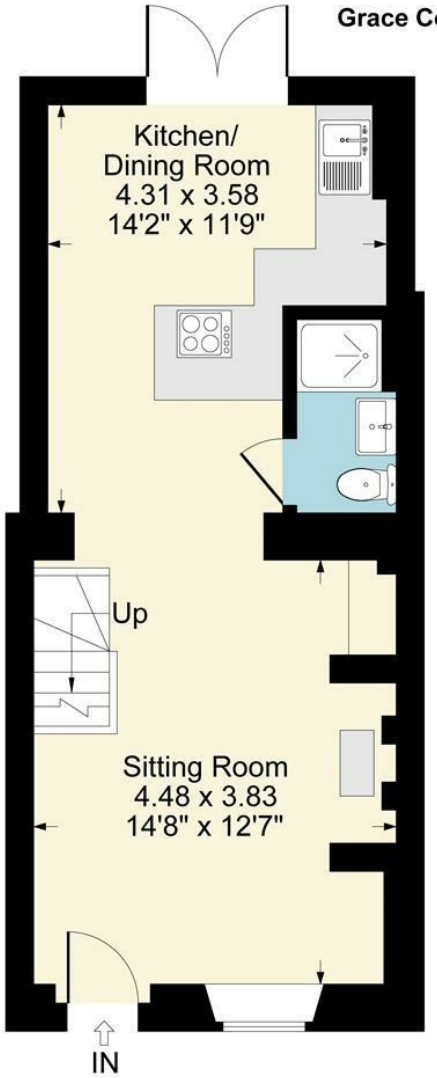
VIEWING: By Prior Appointment with the selling agent.



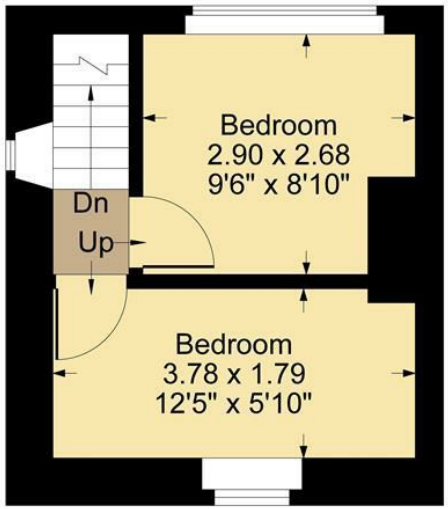




Grace Cottage, 1 Grafton Lodge



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 34.63 sq m / 373 sq ft
First Floor = 17.15 sq m / 185 sq ft
Total Area = 51.78 sq m / 558 sq ft

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

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth