



Worths Way, Stratford-Upon-Avon
Offers Over £250,000

2 bedroom terraced house for sale | Freehold **UNDER OFFER**

This extremely spacious home is ready to add value.

****CHECK OUT THE VIDEO TOUR TO FIND OUT HOW TO MAKE THIS PROPERTY INTO A 3 BED****

Currently laid out as a large two bedroom home, this very well presented home benefits from a south west facing garden, off road parking and situated at the end of quiet cul de sac.

In brief the property enters into the entrance hallway

Off the hallway is the large Living Room - it has a large window over the front and Understairs storage cupboard

Leading on is the Kitchen, with more than enough space for a dining room table and chairs, the kitchen is fitted with an oven, hob, washing machine, dishwasher and space for a fridge/freezer.

Off the kitchen is the back door to garden and handy cloakroom

Upstairs is the Modern family bathroom fitted with a vanity unit, wc and bath with shower over

Bedroom 2 is a large double room with window over the rear

Bedroom 1 is a very large double room with dual windows, space for wardrobes and a handy built in cupboard

Garden - This is a good size south west facing garden that backs onto the exclusive properties of the avenue, allowing lots of privacy, coming with a shed and it also has a handy access to the parking area.

Outside - There is off road parking for one car to the rear and a visitor space as well as parking to the front.

Tenure
Freehold
Services

Mains electricity, gas and water are connected to the property. The central heating system is gas. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Local Authority: Stratford District Council 01789 267575.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to re-check the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 01789 532211 for more info or to arrange a viewing



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Approx. Gross Internal Floor Area 676 sq. ft / 62.86 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Viewing by appointment only
Nikki Homes
Office 1, Reids Ind Estate , Welford Road, Long Marston, Warwickshire CV37 8RA
Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk