



NIKKI HOMES  
PROPERTY CONSULTANTS

## Kerns Terrace, Stratford-upon-Avon Offers Over £330,000

2 bedroom terraced house for sale | Freehold



## GREAT BUY TO LET OR INVESTMENT PROPERTY

Nestled in the heart of Stratford town center this two bedroom cottage is a real gem. With canal side views, walking distance of the town centre, two DOUBLE bedrooms and off road parking, what more could you wish for?

As soon as you walk through the front door, it feels like a relaxing home not a house.

Briefly comprising;  
Entrance Porch leading into the hallway, with door off to the

Extended Sitting Room, with a beautiful sunny dinning area to the front

Breakfast Kitchen to the rear fitted with a range of appliances

A useful conservatory is just off, which is currently used as a utility area

Downstairs modern bathroom.

Upstairs

Bedroom 1 - is a good size double room, with views over the canal, handy integrated wardrobes and an en-suite toilet, with space to convert the wardrobes into a full shower room

Bedroom 2 - another great size double room again with handy integrated wardrobes

Front Garden

Pebbled area with off road parking for two cars.

Rear Courtyard

Patio area enclosed by fencing with a handy storage shed.

Services

Mains electricity, gas and water are connected to the property. Drainage is via mains.

N.B.

The heating, domestic hot water system, kitchen appliances or other services have not been test by ourselves and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Local Authority: Stratford District Council

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 whatsoever 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

Tenure: Freehold

Garden details: Private Garden



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.



Total area: approx. 72.6 sq. metres (781.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.