



FOR STARTERS



OFFERS IN EXCESS OF
£350,000

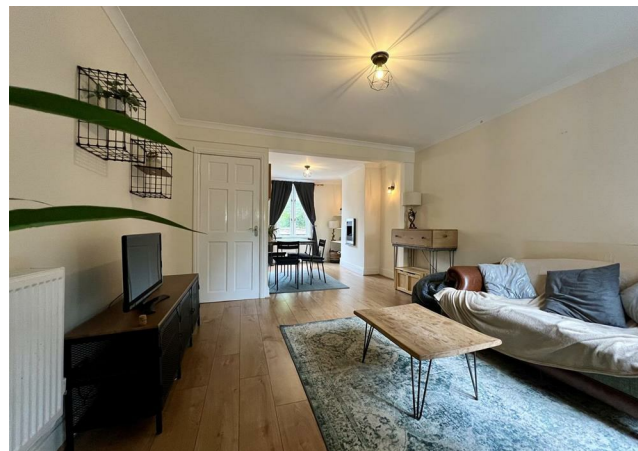
MAIN COURSE

Nestled in the historic heart of the town, this charming Grade II listed two-bedroom cottage in Old Town presents a delightful opportunity to own a unique property. The cottage is situated within easy walking distance of the bustling town centre, offering a convenient and picturesque lifestyle. With the added benefit of no onward chain, this property is ready to be moved into and enjoyed.

As you step inside, you'll be greeted by the spacious sitting/dining room, which boasts a beautiful dual-aspect design. The dining area is warm and inviting, with a wall-mounted gas fire and built-in shelving to the coves, adding a touch of elegance. The room also features a door that leads to the cellar, providing ample storage space.

The kitchen is a delightful space, with matching wall, base, and drawer units. The work surface over incorporates a one-and-a-half bowl stainless steel sink and drainer unit, and there's ample space for a cooker, fridge, freezer, washing machine, and tumble dryer. A convenient cloakroom with wc and wash hand basin is also located off the kitchen, providing easy access to the outside.

The first floor is home to two generous bedrooms, each with its own unique character. The front bedroom features a built-in wardrobe and a decorative fireplace, adding a touch of warmth and charm. The second bedroom is a peaceful retreat, complete with built-in storage. The family bathroom is also located on the first floor, featuring a bath with shower over, wc, wash hand basin with storage under.



Outside, the rear garden is a true delight, offering an unexpected sized plot for the location. The garden comprises a mix of patio, stones, and lawn areas. A garden shed provides additional storage space, and on-road permit parking means that you can easily access the property.

This charming cottage is the perfect blend of character and functionality, making it an ideal choice for anyone looking for a home in the heart of Old Town. With its extended accommodation, delightful rear garden, and cellar, it's sure to impress!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - C



South-East
Facing



Mains Services -
Electrics, Gas,
Water, Drainage



Heating System
Gas



Stratford Primary
School

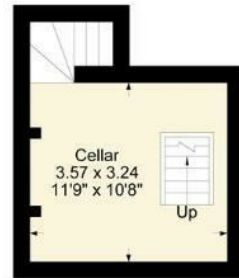
WHY NOT TAKE
A LOOK INSIDE?
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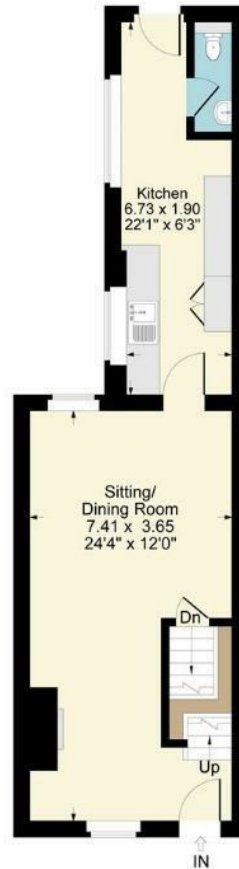
12 College Street, Stratford-upon-Avon



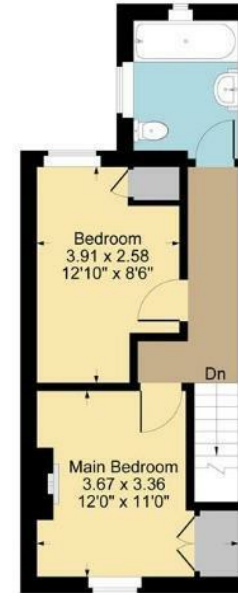
Lower Ground Floor = 13.21 sq m / 142 sq ft
Ground Floor = 40.81 sq m / 439 sq ft
First Floor = 32.08 sq m / 345 sq ft
Total Area = 86.10 sq m / 926 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Lower Ground Floor



Ground Floor



First Floor

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