



FOR STARTERS



OFFERS IN EXCESS OF
£675,000

MAIN COURSE

Is This the Opportunity You've Been Waiting For?

Are you someone who's always dreamed of buying a property to update and extend? Perhaps you plan a future downsizing move within walking distance of the town? Or maybe an investment? If any of these ideas resonate, this charming semi-detached home in Stratford's highly sought-after 'Old Town' might just be what you've been searching for.

The Golden Rules of Property: Location and Potential

When it comes to property, location is king. A close second? Potential. This home effortlessly ticks both boxes. Situated in the heart of Stratford's 'Old Town,' one of the town's most desirable districts, it offers the perfect blend of convenience and charm. The town centre and the world-famous theatre are just a short stroll away, yet the peaceful, no-through-road network ensures minimal traffic—a rare treasure in such a vibrant spot. Adding to its appeal, the property is also within easy reach of Stratford's highly regarded grammar schools, making it an excellent choice for families seeking top-tier education opportunities.

Adding to its appeal is something nearly unheard of in this area: parking for up to three cars. In a neighbourhood where off-road parking is as rare as hen's teeth, this feature makes the property stand out from the crowd.

A Canvas Ready for Your Vision

This home is brimming with potential. A quick look at neighbouring properties will inspire your imagination—extensions to the side, loft conversions, and rear extensions are common here. While planning permission would be needed, precedents have already been set, making it easier to turn your ideas into reality.

Lovingly cared for by the same family for decades, the house retains many original features. However, it's ready for fresh energy and a creative touch to create your dream home.

Inside the Home

Entering through a canopy porch, you'll find a welcoming reception hall that connects to all the main ground-floor rooms.

The sitting room is a light-filled room boasting a large walk-in bay window that floods the space with natural light. An original central fireplace serves as a timeless focal point. The second reception room overlooking the rear garden, offers a peaceful retreat with views of the greenery.



This room leads into the hand-crafted kitchen, which is an exceptionally well thought out functional space, but possibly ripe for a modern refit, the kitchen also enjoys lovely views of the garden.

Upstairs, the first floor features three bedrooms, two of which are generously sized doubles. The rear double bedroom features a large hand-crafted fitted wardrobe, while the third is a well-proportioned single. The bathroom is bright, and would benefit from updating, offering an opportunity to design a fresh, contemporary space.

Outside, the rear garden is a true highlight, offering surprising size and tranquillity for a central location. Mainly laid to lawn and framed by mature hedges and shrubs, it enjoys picturesque views of Holy Trinity Church. The covered patio area, with a glass canopy and Grape vine is the perfect spot for relaxing or entertaining.

At the front, a hardstanding area provides parking for two to three cars, and leads to the outbuilding which offers excellent storage as well as a workshop.

This property is offered with no onward chain, making it an ideal blank canvas ready for you to transform into your dream home. Whether you're looking to renovate, invest, or simply enjoy life in one of Stratford's most popular areas, this home has everything you need to make it happen.

Come and see for yourself—this rare opportunity won't wait!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - F



South East Facing Rear
Garden



All mains services
connected.



Heating System
Gas Central Heating



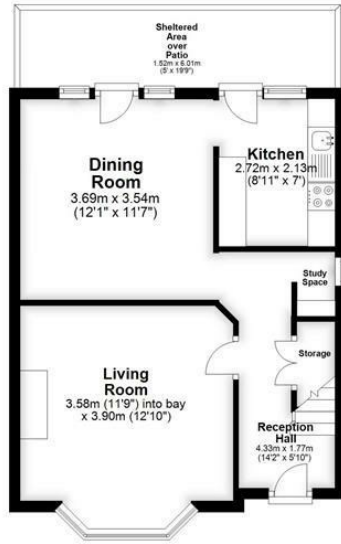
Stratford Primary

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Ground Floor

Approx 42.6 sq. metres (459.0 sq. feet)



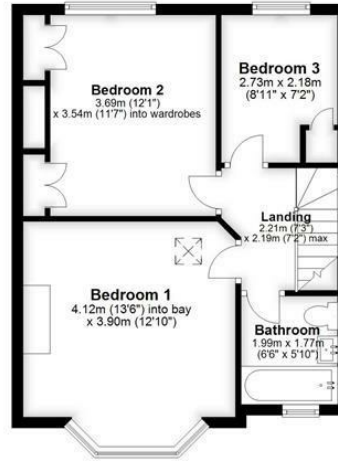
Outbuilding

(In correct orientation but not in precise location)
14.3 sq. metres (153.9 sq. feet)



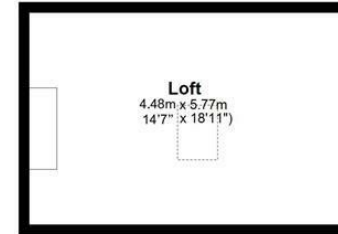
First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



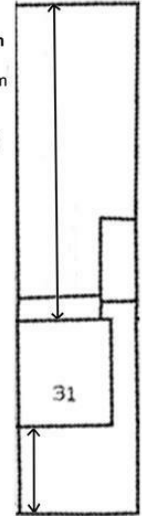
Second Floor

Approx 25.8 sq. metres (277.7 sq. feet)



Overall Plot

End of Garden to Rear Wall
23.16m x 8.68m
(76' x 28'6")
Narrowing to 8.50m (27'9")



From Front of Outbuilding to Front of House
9.63m x 2.16m
(31'6" x 7'11")

Front of Boundary to Front of Bay Window
6.09m x 8.68m
(20' x 28'6")

House: 85.3 sq. metres (918 sq. feet)
Outbuilding: 14.3 sq. metres (153.9 sq. feet)
Loft Space: 25.8 sq. metres (277.7 sq. feet)
Sheltered Area: 9.14 sq. metres (98 sq. feet)
Total Area: Approx 134.54 sq. metres (1447.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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