



EDWARDS
FOR SALE
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EDWARDS
ESTABLISHED 2007

AUSTEN ROAD
STRATFORD-UPON-AVON CV37 7LD

FOR STARTERS



OFFERS IN EXCESS OF
£299,950

MAIN COURSE

This modern three double bedroom property, located on the popular Trinity Mead development, offers convenience and comfort, just a short distance from the town centre. Available with no onward chain, this well-presented home is ready for its next owner.

Upon entering, the welcoming hallway leads to a handy downstairs cloakroom, ideal for guests. The spacious lounge benefits from double doors that open into the dining kitchen, which is fitted with white wall and base units, an integrated oven and hob with a cooker hood above, and space for additional appliances. The dining area has plenty of room for a family table, and there's a practical under-stairs storage cupboard for added convenience. The kitchen flows seamlessly into the conservatory, which overlooks the rear garden and provides a wonderful space for entertaining, with double doors opening to the garden.

Upstairs, the property offers three generously sized double bedrooms. The main bedroom enjoys the added benefit of an en-suite shower room, while bedroom two features built-in wardrobes for extra storage. The main family bathroom has recently been updated with a modern white suite, including a bath with a shower overhead.

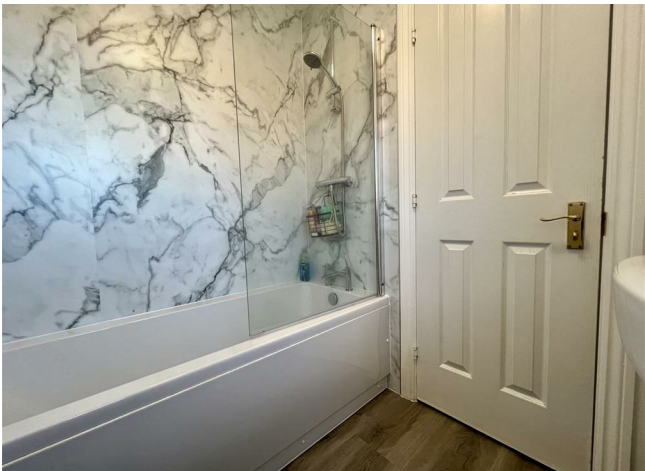
The rear garden is hard-landscaped for low maintenance, making it an ideal space for outdoor dining and relaxation. Gated access leads to a rear courtyard where you'll find a designated parking space and a single garage. The garage is leasehold with a 999-year lease from



when the property was built, offering long-term convenience.

This home is perfect for those looking for modern living with easy access to local amenities and transport links.

Agents Note: Please note some of the images used have been taken prior to marketing the property.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



North West



All mains services
connected



Heating System
Gas

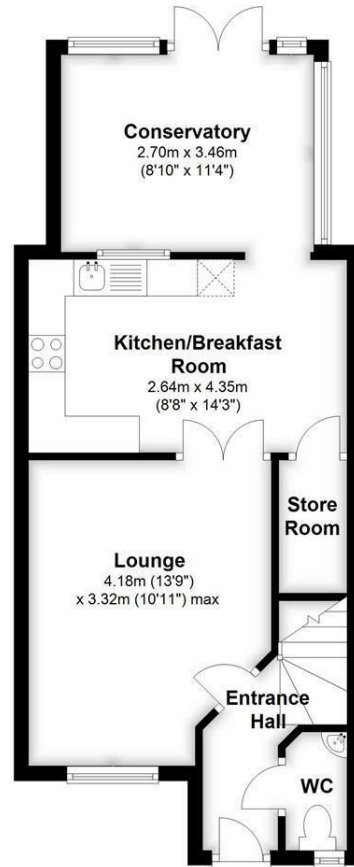


Bridgetown
Primary

WHY NOT TAKE
A LOOK INSIDE?
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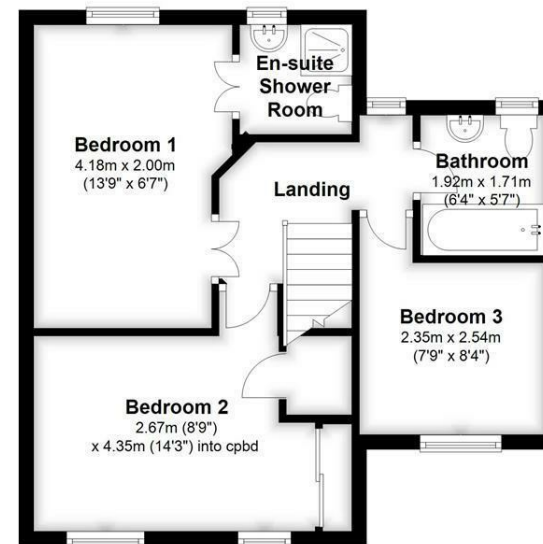
Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 83.8 sq. metres (902.0 sq. feet)

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