



FOR STARTERS



ASKING PRICE
£350,000

MAIN COURSE

Nestled in a desirable location near the racecourse and within walking distance to the vibrant town centre, this 3-bedroom link detached house with a garage offers a unique opportunity for buyers looking to create their dream home.

Upon entering, you will find a layered layout that offers a good balance of space and functionality. You are first of all greeted with a hallway, with a downstairs WC continently located opposite. To the right, you enter into a great sized living room, featuring a stunning bay window overlooking the front, and a feature fire place.

Continuing through the lounge leads you to the open-plan kitchen diner that offers a versatile space, ideal for family gatherings and entertaining guests. The kitchen features ample cupboard space and is designed to be functional while providing a blank canvas for your creativity. The adjoining dining space flows into a conservatory, flooding the space with natural light and offering a delightful spot for relaxation or enjoying meals year-round.

The first floor comprises three well-proportioned bedrooms with fitted wardrobes in the master and second, offering flexibility for families or home offices. Each room benefits from natural light and is ready for personal touches! A family bathroom completes the upper level, providing essential amenities.

This property also boasts a garage, providing valuable additional



storage or the potential for a workshop. The extensive outdoor space is a private area which is not overlooked, offering a perfect setting for gardening enthusiasts, outdoor entertaining or simply enjoying a serene retreat in nature. The potential to landscape and enhance this area is limited only by your imagination.

In summary, this property presents a unique opportunity for those with a creative touch and a desire to add their own flair. With its spacious living areas, expansive garden, and promising location, this property is a rare find that invites you to reimagine and elevate its charm. Don't miss your chance to transform this house into a beautiful home tailored to your lifestyle. Contact us today for more information or to arrange a viewing.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



North East



Mains Electric, Gas,
Water & Drainage

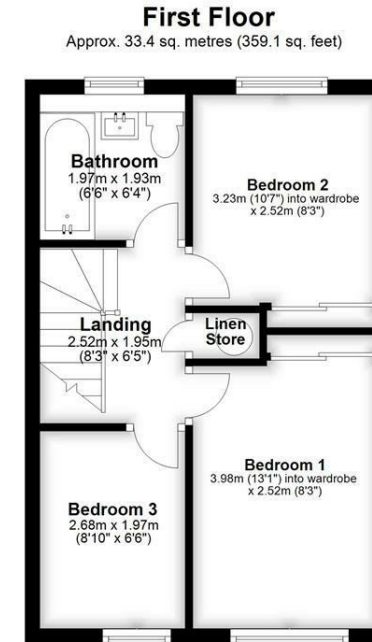
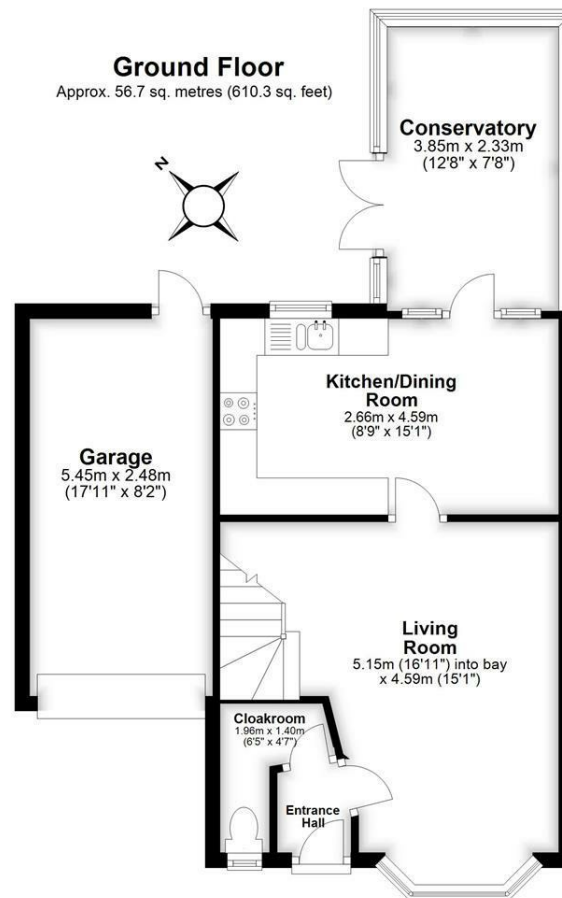


Heating System
Gas Central Heating



Shottery Girls Grammar
Stratford Primary
(Broad Street School)

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 90.1 sq. metres (969.4 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 of any contract.
Plan produced using PlanUp.

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