



# FOR STARTERS



GUIDE PRICE  
£450,000

## MAIN COURSE

A charming 2 double bedroom semi-detached property with a driveway, ideally located in a very desirable area, within easy walking distance of Stratford-upon-Avon town centre. Perfectly combining comfort and practicality, this home offers spacious living areas and modern features, making it an ideal choice for both first-time buyers and families. The property boasts two generously sized double bedrooms, with the master bedroom benefiting from a spacious walk-in wardrobe, providing ample storage space.

The heart of the home is the fabulous kitchen/diner/family room, offering a stylish and functional space for cooking, dining, and family time. The open-plan design creates a bright and airy atmosphere, perfect for entertaining. In addition, the property includes a dedicated study, ideal for working from home or as a quiet retreat, and a utility room/downstairs shower room, to help keep the rest of the house clutter-free. The lounge with bay windows offers a welcoming area with plenty of natural light.

The south-facing rear garden provides a wonderful outdoor space, perfect for enjoying sunny afternoons and evenings, while the lounge with bay windows offers a welcoming area with plenty of natural light. Driveway parking is available, providing off-road parking for two vehicles, adding convenience and security.

Offered for sale with No Chain, this well presented property offers a fantastic opportunity for those looking for a well-located home with



both charm and functionality. The property's proximity to Stratford-upon-Avon town centre ensures excellent access to local amenities, schools, and transport links. Viewing is highly recommended to fully appreciate all the features this lovely home has to offer.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



South Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

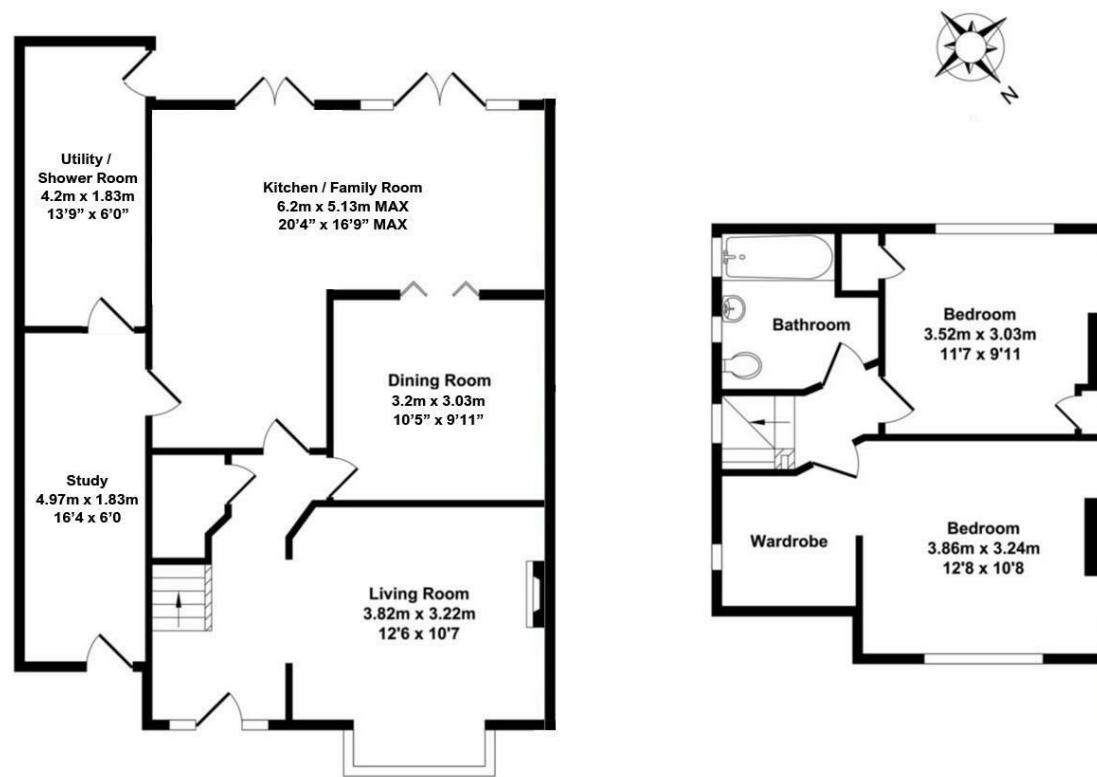


Heating System  
Gas Central Heating



Stratford Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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All measurements are approximate, not to scale, for illustrative purpose only.

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