





# FOR STARTERS



OFFERS IN EXCESS OF  
£320,000

## MAIN COURSE

Nestled in a quiet cul-de-sac in one of Stratford-upon-Avon's most sought-after locations, this delightful two-bedroom home offers a peaceful setting just a short stroll from the town centre. With a light-filled interior, a private sunny garden, and the convenience of a utility room and downstairs WC, this home is perfect for first-time buyers, downsizers, or investors looking for a well-located property.

As you step inside, you are welcomed by a small entrance lobby, offering a convenient space to store coats and shoes. To the left of the entrance, you'll find the downstairs WC, an essential addition for modern living. A separate door leads into the spacious lounge, a warm and inviting space featuring a gas fire place and plenty of natural light from the large front-facing window. The staircase is located within this room, maintaining a sense of openness while providing easy access to the first floor.

At the rear of the house, the open-plan kitchen and dining room is a fantastic space for both everyday living and entertaining. The kitchen is well-proportioned and offers ample room for preparing meals and dining with family or guests. Off this space, you'll find a handy utility room, providing extra storage and space for laundry appliances—a rare and valuable feature in a property of this size.

Upstairs, the home offers two well-sized bedrooms, both benefiting from fitted wardrobes. The main bedroom, positioned at the front of the property, is a spacious double with plenty of storage, making it





comfortable and practical. The second bedroom, a generous single, also features fitted wardrobes and would make a perfect guest room, nursery, or home office. Both bedrooms are serviced by an immaculate family bathroom.

Outside, the rear garden is private and sunny, making it the perfect spot to relax or entertain. A large patio area provides ample space for outdoor dining, while the lawn area adds a touch of greenery. The garden also features a shed at the back, handy for storage, as well as a side passage providing access back to the front of the property.

With its prime location near the racecourse, quiet cul-de-sac setting, and short, pleasant walk into Stratford-upon-Avon town centre, this property is ideal for those looking for a peaceful yet well-connected home. Early viewing is highly recommended!

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - C



North West Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

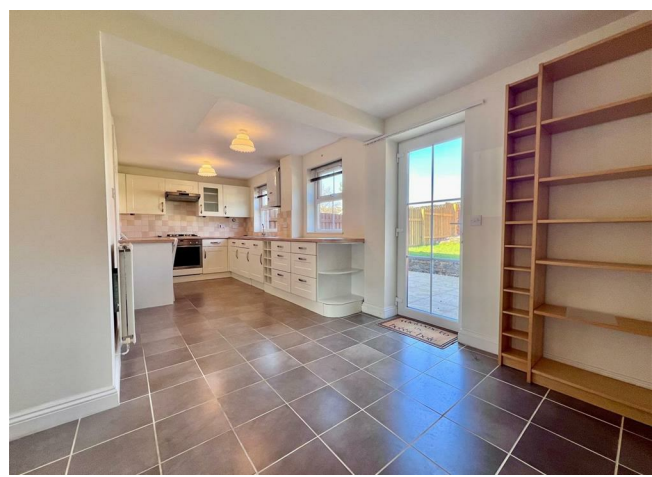


Heating System  
Gas Conventional System  
(Hot Water Tank)



Shottery Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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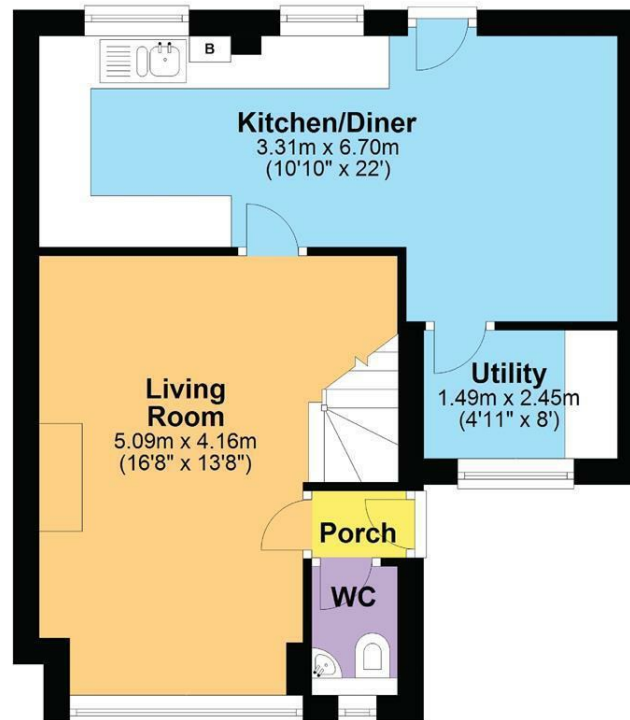






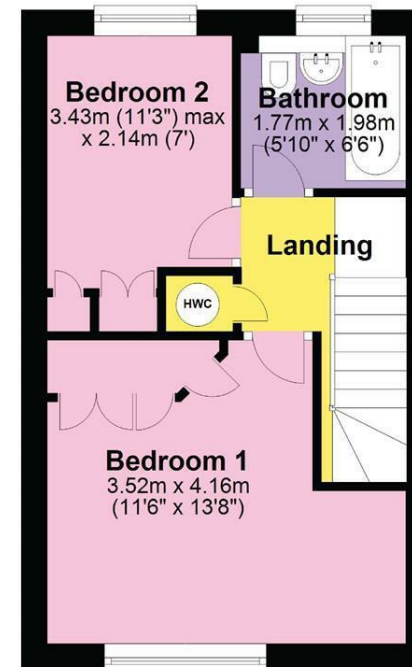
### Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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