



FOR STARTERS



OFFERS IN EXCESS OF
£299,950

MAIN COURSE

****A Charming 2-Bedroom Terrace with Project Potential on Tranquil Scholars Lane****

Nestled on Scholars Lane, this charming two-bedroom terrace epitomises Stratford-upon-Avon living, quiet, tucked away on a low-traffic, one-way lane, yet just moments from Henley Street, Shakespeare's Birthplace and the Royal Shakespeare Theatre itself. This home perfectly balances immediate comfort with creative potential: ideal for those seeking a ready-to-live-in property with space and scope for personal enhancement. With serene privacy by day and the theatrical buzz of award-winning performances and riverside ambience ever close, it's a rare find that captures Stratford's magic at your doorstep.

Stepping through the front door, you arrive in a warm, inviting reception room bathed in natural light through a charming walk-in bay window. An elegant, wide archway leads to a second reception area, perfect for a dining table, cosy snug, or bright study. Behind a concealed door lies the staircase to the upper floor, and beneath it, a clever storage alcove that could easily be boarded off to create additional built-in storage. To the rear is a galley style kitchen with access to a downstairs WC and an open area leading to a separate utility room.

Upstairs rest two double bedrooms, each thoughtfully equipped with fitted wardrobes, and a family-sized bathroom that defies



expectations, offering excellent scale and potential for further enhancement.

Outside, the garden is a real highlight. Generous in size and filled with potential, it provides a mix of established planting, vibrant wildlife, and a dedicated seating area - perfect for al fresco dining, relaxing, or entertaining. Whether you're a keen gardener or simply enjoy spending time outdoors, this space offers something special.

All of this just a short distance from the town's historic centre, excellent local amenities, and reputable schools. This property offers the best of both convenience and charm. Call our office today to arrange your viewing.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - TBC



North Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Broad Street Primary
Stratford High

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