



FOR STARTERS



OFFERS IN EXCESS OF
£400,000

MAIN COURSE

Situated in the very heart of Stratford-upon-Avon, this well presented three-bedroom Victorian terrace offers an exceptional opportunity to own a characterful home in one of the town's most sought-after central locations. Just moments from the shops, restaurants, theatres, and riverside walks, the property is perfectly positioned for those looking to enjoy everything this historic town has to offer. Ideal for first-time buyers, downsizers, or investors, this charming home is offered with no onward chain and is ready to move straight into.

Internally, the property has many character features including solid oak internal doors and wooden flooring throughout the ground floor. A rare advantage for homes of this style, the entrance hallway adds a welcome sense of space and separation. To the front is a spacious and light-filled lounge with a traditional sash window and focal fireplace, while to the rear lies a generous dining kitchen, complete with a range-style cooker, integrated fridge freezer and washing machine, and ample space for a dining table. This sociable space opens directly onto a small, walled and low-maintenance rear garden - perfect for alfresco dining or evening drinks. Additionally, the property boasts a cellar, offering versatile and usable space for storage, a workspace, or hobbies.

Upstairs, there are three bedrooms - two comfortable doubles and a third single, ideal as a guest room, nursery, or home office - along with a well-appointed family bathroom featuring a shower over the bath. On-street permit parking is available to the front of the



property, and the home's central location means everything is within walking distance.

Offering timeless Victorian charm, modern convenience, and unbeatable town-centre living, this is a rare opportunity not to be missed.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



North Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



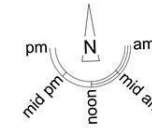
Heating System
Gas



Stratford Primary
School

WHY NOT TAKE
A LOOK INSIDE?
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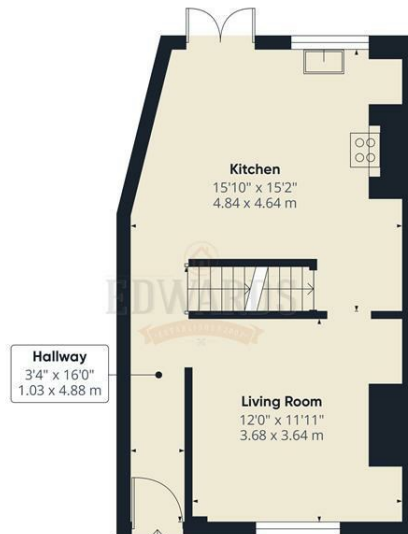
Approximate total area⁽¹⁾
850 ft²
78.9 m²

(1) Excluding balconies and terraces

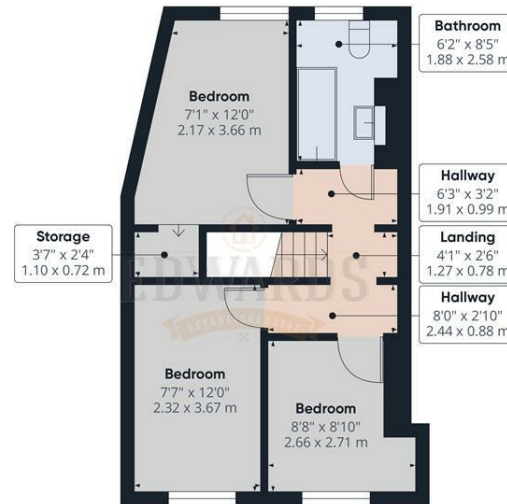
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor -1



Floor 0



Floor 1

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