





# FOR STARTERS



OFFERS IN EXCESS OF  
£275,000

## MAIN COURSE

\*Modern, Refurbished 2 Double Bedroom Home with Conservatory, Garage & En-Suite - Stratford-upon-Avon, with NO CHAIN\*\*

Situated on the edge of Stratford-upon-Avon in a popular modern development, on quiet spot with no passing traffic - this beautifully presented two-bedroom mid-terrace home has been thoughtfully refurbished and upgraded since its original construction in 2005. Perfectly located for commuters and town lovers alike, the property is just moments from Stratford Parkway station and the Park & Ride, offering easy access into the town centre and beyond via rail or the nearby road network.

Upon entering, you're greeted by an inviting entrance hall with guest cloakroom and internal panel doors leading to the main living accommodation. The living room is a generous, light-filled space with attractive laminate flooring and internal French doors opening into a large conservatory. With its pitched glazed roof and views onto the garden, the conservatory offers valuable extra space - ideal as a dining area, playroom, or additional lounge.

The kitchen has been modernised and comes fully fitted with a comprehensive range of cupboards and integrated appliances, including a double oven, electric hob, extractor fan, microwave, fridge, freezer and dishwasher, perfect for modern living.

Upstairs, a central landing leads to two well-proportioned double





bedrooms, one of which benefits with a fitted cupboard. The main bedroom further enjoys a contemporary en-suite shower room, while the family bathroom serves the second bedroom and guests alike.

Outside, the private rear garden provides a low-maintenance courtyard-style space, complete with a raised terrace that's perfect for alfresco dining or relaxing in the sun. A side gate provides easy access to the parking area, where you'll find a single en-bloc garage and a dedicated parking space directly in front - a real bonus in this location.

This property would suit a range of buyers, whether your purchasing first time, looking to downsize or wish to get on the property ladder, this property is definately for you!



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



North East Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



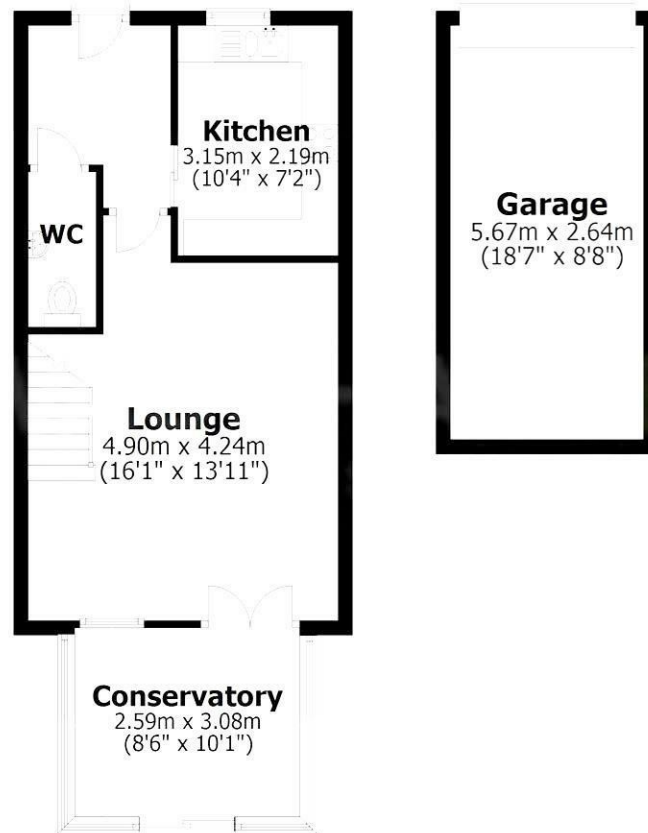
Bishopston Primary  
Thomas Jolyffe  
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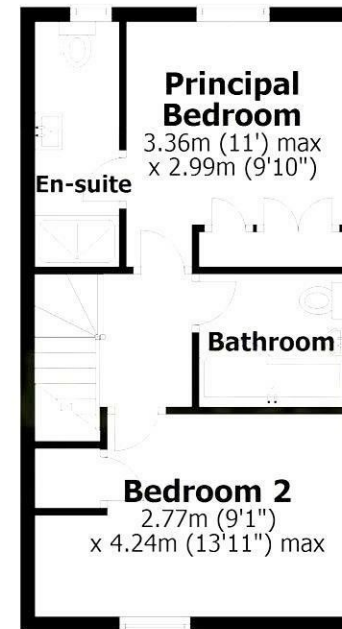
### Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 77.4 sq. metres (832.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

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