EDWARDS

ESTABLISHED 2007

# GREAT WILLIAM STREET
# STRATFORD-UPON-AVON CV37 6RY

# FOR STARTERS

2 1 1

OFFERS OVER

£200,000

## MAIN COURSE

Ideally located within easy walking distance of the town centre, this Victorian period terraced house offers a wonderful opportunity to acquire a characterful home with original features and scope for further improvement.

The ground floor accommodation comprises a traditional kitchen fitted with handmade wooden cupboards, oak worktops and a Belfast sink, complemented by flagstone flooring. A Caple range-style six-burner stove provides a focal point and will appeal to those who enjoy cooking. The lounge is a comfortable living space with doors opening directly onto a private courtyard garden, allowing natural light to flow through. Stairs rise from the lounge to the first floor.

On the first floor are two generously sized double bedrooms. The front bedroom benefits from built-in handmade cupboards, while the rear bedroom offers built-in closet space in addition to further hand-built wooden storage units. The ground floor bathroom is fitted in a Victorian style and features a white roll-top bath with shower over, period-style fittings and natural stone tiling.

Externally, the property benefits from a courtyard garden, providing a low-maintenance outdoor space with scope for improvement. This charming home retains many appealing period features and offers excellent potential for buyers to put their own stamp on a well-located property. Early viewing is highly recommended.

# KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - C

North West Facing
Garden

Mains Services
Gas, Electric and
Water

Heating System
Gas Central Heating

Stratford High School

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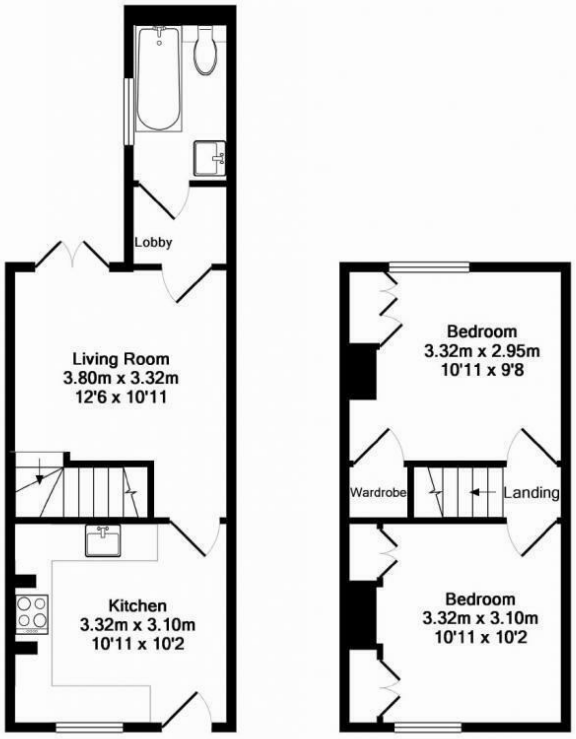


Ground Floor
Approx. Floor
Area 28.5 Sq.M.
(307 Sq.Ft.)

1st Floor
Approx. Floor
Area 22.1 Sq.M.
(238 Sq.Ft.)

Total Approx. Floor Area 50.6 Sq.M. (545 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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