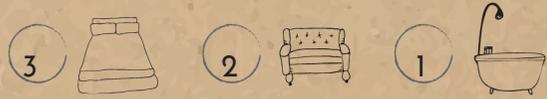




# FOR STARTERS



OFFERS IN EXCESS OF  
£295,000

## MAIN COURSE

Set on the ever-popular Kendall Avenue, this three-bedroom semi-detached home presents a rare and exciting opportunity to create a fantastic family home or investment project in an exceptional location. Offered with no onward chain, the property enjoys canal views to both the front and rear, sits at the very end of a quiet cul-de-sac with no passing traffic, and is within walking distance of Stratford-upon-Avon town centre. Quite simply, this is a location you cannot improve upon.

The house is in need of modernisation throughout, making it an ideal project for buyers looking to add value and put their own stamp on a property in one of Stratford's most desirable residential spots. To the front, the property benefits from a driveway providing parking for up to three vehicles, along with a generous side passage offering excellent access through to the rear garden.

You enter the home via a small porch which leads into the main hallway, with stairs rising directly ahead. To the left is a cosy living room, featuring a large front-facing window that fills the room with natural light. Continuing through the hallway, there is a separate dining room overlooking the rear garden, again with a large window and direct access into the kitchen. Subject to the necessary permissions, there is clear potential to reconfigure this area into a fantastic open-plan kitchen/dining space.

The kitchen itself includes a useful storage cupboard and leads through to a lean-to, which provides access to a ground-floor WC and an additional storage cupboard – ideal for practical family living.

Upstairs, the principal bedroom is a good-sized double with lovely canal views and a built-in wardrobe. The second bedroom, also a double, benefits from another integrated cupboard and enjoys views over both the canal



and the rear garden. The third bedroom is perfect for a home office, nursery, or guest room. Completing the first floor is a light, well-proportioned family bathroom.

Outside, the rear garden is a good size, private, and offers huge potential. A large outbuilding provides excellent storage and could be converted into a summer house, studio, or garden room (subject to the necessary planning permissions).

In summary, this is a superb opportunity to acquire a three-bedroom home in an outstanding location, with canal views, no chain, and enormous potential. A fantastic project where the hard work will undoubtedly be rewarded by the setting.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



South East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



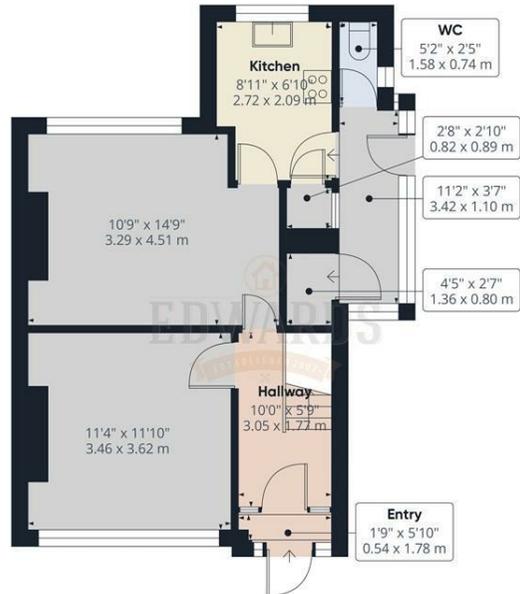
Heating System  
Gas Central



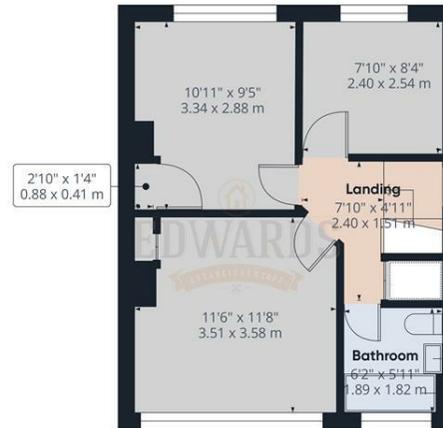
St Gregory's Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1006 ft<sup>2</sup>  
93.3 m<sup>2</sup>

(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.

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