



FOR STARTERS



OFFERS IN EXCESS OF
£299,950

MAIN COURSE

Situated on a popular road with excellent access to Stratford Parkway and convenient commuting links out of Stratford-upon-Avon, this spacious two double bedroom semi-detached home offers versatile living across three floors and is ideal for first-time buyers, landlords or those looking to downsize.

To the front, the property is attractive and well-presented, set nicely back from the road which adds to its appeal. Step inside into a bright entrance hall, with a downstairs WC positioned to the right and the kitchen to the left. The kitchen is well-equipped with a range of wall and base units, offering plenty of cupboard space, along with a sink positioned beneath a window overlooking the front, perfect for watching the world go by.

To the rear of the property is a full-length living dining room, a fantastic size and ideal for both relaxing and entertaining. This space also benefits from a large storage cupboard and double doors opening out onto the garden, allowing natural light to flow through.

The first floor is home to a particularly impressive bedroom, spanning the full width of the property. This generous double room is dual aspect, creating a bright and airy feel. The modern family bathroom is also located on this floor. A further staircase leads to the top floor, where you will find another substantial double bedroom, which could easily be used as the principal bedroom. This room is again dual aspect, offering plenty of space for furniture and creating a wonderful,



light-filled retreat.

Outside, the rear garden is low maintenance and fully enclosed, making it the perfect spot to enjoy summer evenings. A gate provides access to two allocated parking spaces, adding to the practicality of the home. This is a fantastic opportunity to acquire a well-proportioned home in a convenient location, early viewing is highly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



West Facing



Mains Services



Gas Central Heating



Stratford High School
Bishopston Primary

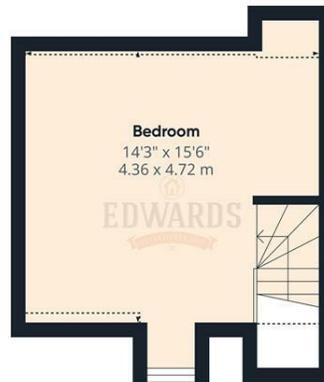
WHY NOT TAKE
A LOOK INSIDE?
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01789 414222



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

799 ft²
74.2 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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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