



FOR STARTERS



GUIDE PRICE
£265,000

MAIN COURSE

Situated in a popular residential location in Stratford-upon-Avon, this well-presented and extended two-bedroom home offers spacious and versatile accommodation, ideal for first-time buyers, downsizers, or anyone seeking generous living space in a convenient setting. Positioned within a quiet cul-de-sac, the property benefits from easy access to the Maybird Shopping Centre, excellent commuting links, and the train station, making it perfectly suited for modern living.

To the front of the property, there is a driveway providing off-road parking, as well as a large green fore garden. Upon entering, you are welcomed into a small entrance hall, which leads through to a spacious front-facing living room positioned to the right. This is a particularly generous room, enjoying two windows overlooking the front aspect, allowing plenty of natural light to flood the space and creating a comfortable and inviting environment.

To the rear of the property, the home opens up into a fantastic extended kitchen dining area, which truly forms the heart of the home. This impressive open-plan space is perfect for both everyday living and entertaining, offering ample room for dining and relaxing. The area is flooded with natural light thanks to doors opening onto the garden, along with Velux windows above, enhancing the bright and airy feel. The kitchen itself offers a good range of wall and base units, along with generous worktop space, providing practicality as well as style.

Leading off the kitchen is a very useful utility area, offering additional storage and space for appliances. This is followed by a downstairs WC, a rare and valuable feature for properties within the close, adding further convenience.



Upstairs, the property offers two bedrooms. The main bedroom is a particularly good size and benefits from fitted wardrobes, providing excellent storage. The second bedroom is a good-sized single room, ideal as a child's bedroom, guest room, or home office. Both bedrooms are served by the main family bathroom.

Outside, the rear garden is another standout feature. Offering a good balance of patio and lawn, it provides an ideal space for outdoor dining, relaxing in the evenings, or for children to play. The garden is both practical and manageable, making it perfect for a range of buyers.

This fantastic home offers generous downstairs living space, a desirable location, and practical features throughout. Whether you are a first-time buyer or looking to downsize without compromising on living space, this property is well worth viewing.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - C



North East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



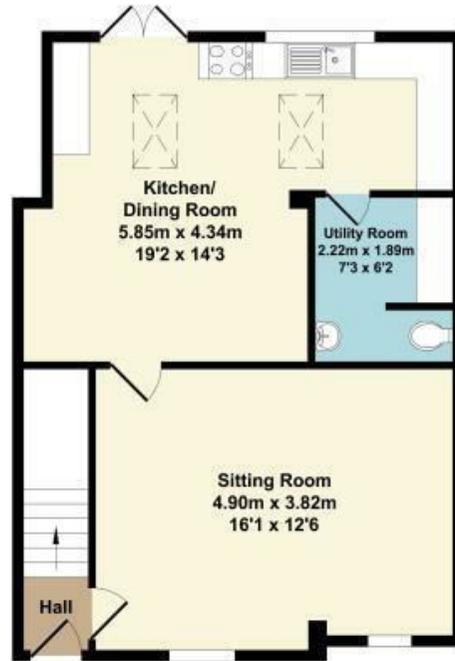
Bishopton Primary

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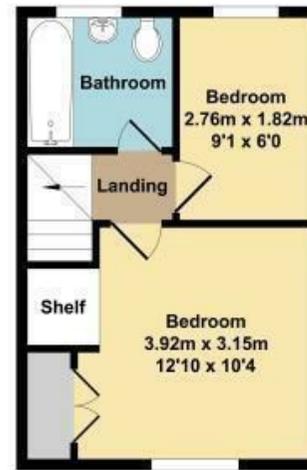
19 Rye Close

Total Approx. Floor Area 70.81 Sq.M. (762 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 47.35 Sq.M.
(510 Sq.Ft.)



First Floor
Approx. Floor
Area 23.46 Sq.M.
(253 Sq.Ft.)

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