




EDWARDS
ESTABLISHED 2007

**ALBANY ROAD
STRATFORD-UPON-AVON CV37 6PQ**

FOR STARTERS



OFFERS IN EXCESS OF
£500,000

MAIN COURSE

Albany Road is one of the town's most sought-after Victorian streets, located just a short walk from the town centre. This extended three double bedroom Victorian terrace, offered with no onward chain, presents an excellent opportunity for buyers looking to update and create a wonderful home in a prime location.

The property retains a number of original period features, including a flagstone floor in the dining area, sash windows, picture rails, high ceilings and even the original doorbell, offering plenty of character and charm to build upon. While the house would benefit from modernisation throughout, it offers generous room sizes and flexible accommodation, making it an exciting project with great potential.

The accommodation begins with an entrance hallway leading through to a large open-plan lounge and dining room, a bright and airy space with high ceilings, a bay window and an attractive feature fireplace forming a focal point to the room.

To the rear of the property is a breakfast room, which is semi open-plan to the kitchen, creating a sociable layout that lends itself well to entertaining. The farmhouse-style kitchen provides ample cupboard storage and worktop space, along with an integrated oven, grill and hob and fridge freezer and space and plumbing for a washing machine. A door provides direct access to the garden.

Also accessed from the breakfast room is a garden room of solid wood construction, fitted with a radiator and double doors opening onto the garden, offering additional reception space with a variety of potential uses. A ground floor shower room completes the downstairs accommodation.

Another notable feature is the large cellar, accessed from the breakfast room, which benefits from good head height and provides excellent storage space or could be ideal for a wine collection.

Upstairs, the property offers three generous double bedrooms. The principal bedroom is particularly attractive, featuring a bay sash window and a charming



original fireplace. The remaining bedrooms are well-proportioned and served by a main bathroom, with the added convenience of a separate WC.

A spiral staircase from the first-floor landing leads to a substantial converted loft space, providing a versatile additional area that could work well as a home office, hobby room or studio, while still offering useful storage within the eaves.

Outside, the property enjoys a pretty south-east facing walled garden, providing a private and sunny outdoor space with rear access. To the front, there is on-street permit parking, which is typically readily available.

With its desirable location, generous proportions and abundance of period features, this characterful property offers a fantastic opportunity for buyers looking to modernise and create a beautiful Victorian home on the ever-popular Albany Road.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



South East Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage

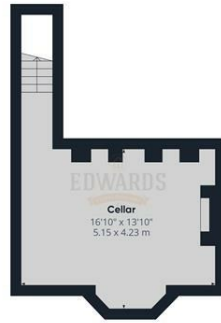


Heating System
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WHY NOT TAKE
A LOOK INSIDE?
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Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1796 ft²
166.9 m²

Reduced headroom

58 ft²
5.4 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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