



# FOR STARTERS



ASKING PRICE

£279,950

## MAIN COURSE

We are delighted to present this modern, spacious two double bedroom terraced home, situated on a quiet no-through road, south of the river and within walking distance of Stratford upon Avon. The property boasts a well-designed larger layout, making it one of the most sought after two-bedroom homes within this particular development.

Upon entering, you are welcomed by a light-filled spacious lounge, perfect for relaxation or entertaining. Double glass doors lead into the dining kitchen, which is fitted with modern units and incorporates an integrated oven, hob, cooker hood, dishwasher and fridge freezer. There is ample space for a dining table and French doors lead from the kitchen to the garden, filling the room with natural light and providing an excellent indoor-outdoor flow. Completing the downstairs accommodation is a handy downstairs toilet including an area for hanging coats.

The property benefits from two double bedrooms, both providing spacious accommodation and built-in storage. The main bedroom is particularly large and features built-in wardrobes and an additional storage cupboard. The second bedroom can comfortably fit a double bed and also includes a built-in cupboard.

The bathroom is immaculately presented with a white suite including a bath with an overhead shower, ensuring the best of both worlds for a relaxing soak or a quick, refreshing shower.



The rear garden has a sunny aspect and is not overlooked, making it an ideal spot for outdoor enjoyment. A patio area creates a perfect outside seating space for al fresco dining or soaking up the sun. The garden is landscaped with well-maintained vegetable and flower beds, adding a dash of colour and a sense of tranquillity. There is a large garden shed which could be easily adapted to serve as an outside workspace, ideal for those who work from home or have hobbies requiring a dedicated space. Gated rear access leads to a designated parking space for one vehicle, with additional on-street parking available.

Presented in excellent condition throughout, this property is ideal for a first-time buyer, downsizer or investor.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



North West



All mains services  
connected

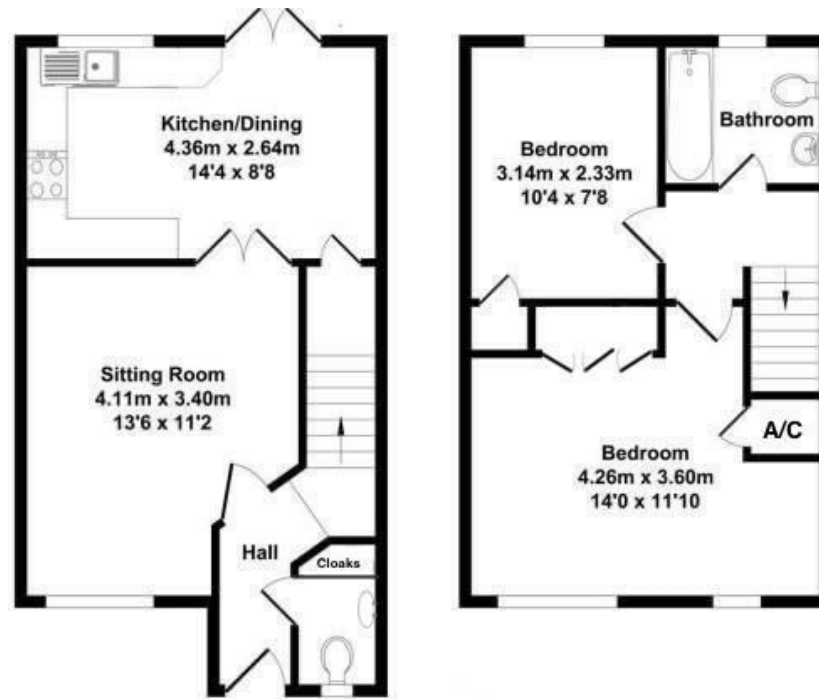


Heating System  
Mains Gas



Bridgetown  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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Ground Floor  
Approx. Floor  
Area 32.03 Sq.M.  
(345 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 29.86 Sq.M.  
(321 Sq.Ft.)

Total Approx. Floor Area 61.89 Sq.M. (666 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.

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