

EDWARDS

ESTABLISHED 2007

FELDON WAY

STRATFORD-UPON-AVON CV37 7EE

FOR STARTERS

3 | 1 | 2

ASKING PRICE

£399,995

MAIN COURSE

Situated within a popular and well-established development just off the sought-after Banbury Road, this spacious three-storey end-of-terrace town house offers well-proportioned and flexible accommodation arranged over three floors. Ideally positioned for easy access into Stratford-upon-Avon town centre, the property also benefits from a single garage as well as parking for one vehicle and is offered for sale with no onward chain.

The property is presented in a very neat and well-maintained condition throughout and provides an excellent opportunity for those looking for a comfortable, ready-to-move-into home in a convenient location.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor and a useful downstairs cloakroom. To the front of the property is a well-appointed kitchen, fitted with a range of wall and base units and incorporating a good selection of integrated appliances, including a fridge freezer, washing machine, dishwasher, oven, hob and cooker hood over.

To the rear is a particularly impressive full-width lounge/diner, which is notably larger than those found in other properties of this style within the development. This generous reception space provides plenty of room for both comfortable seating and dining, with French doors opening directly onto the rear garden.

To the first floor are two generous double bedrooms, both benefiting from built-in storage, together with the family bathroom. A further staircase leads to the second floor, which is dedicated to the principal bedroom. This spacious room benefits from built-in wardrobes, an en-suite shower/bathroom and far-reaching views towards the Stratford-upon-Avon skyline.







Outside, the rear garden has been thoughtfully designed for ease of maintenance and is fully hardscaped, providing a combination of paved areas suitable for outdoor seating and entertaining. There is pedestrian access leading to the single garage at the rear with a designated parking space immediately in front for one vehicle.

Overall, this is a particularly appealing three-bedroom town house, offering spacious three-storey accommodation, an unusually generous lounge/diner, three double bedrooms, excellent storage, an end-of-terrace position, garage and parking. Its convenient location just off Banbury Road, low-maintenance garden and no onward chain make this an excellent opportunity for a range of buyers.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - C

East Facing Garden

Mains Services
Gas, Electric, Water

Heating System
Gas Central Heating

Bridgetown Primary School

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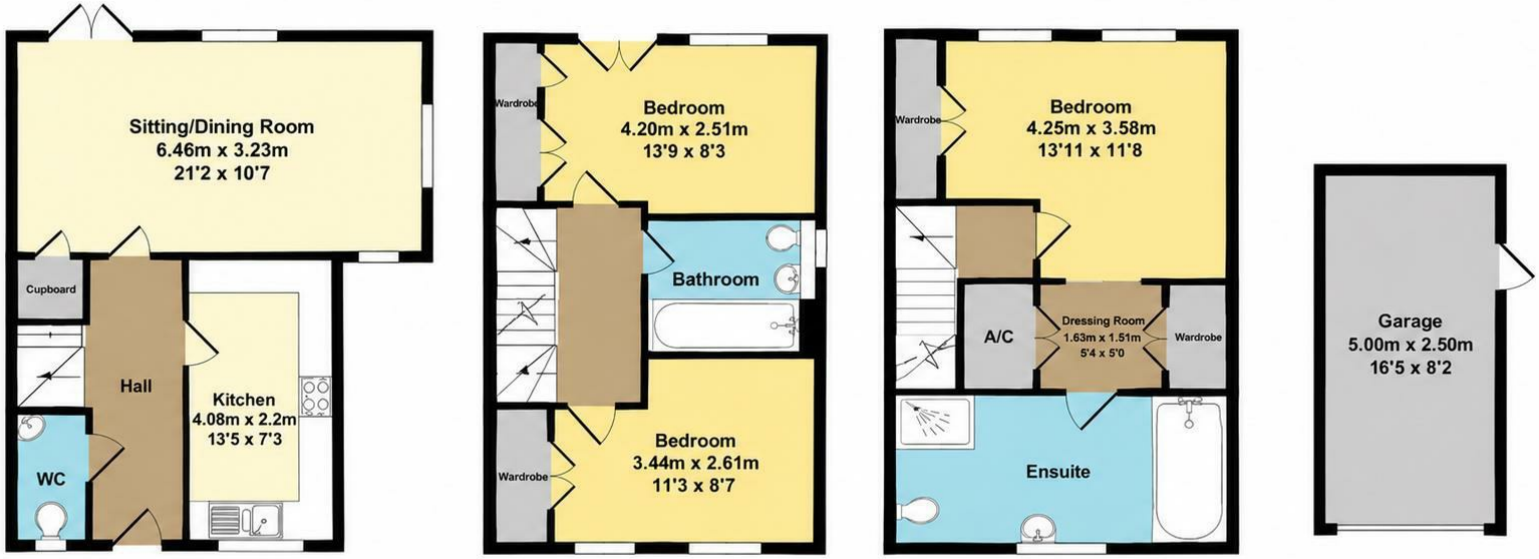




8 Feldon Way, Stratford Upon Avon

Total Approx. Floor Area 120.59 Sq.M. (1298 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 39.43 Sq.M.
(424 Sq.Ft.)

1st Floor
Approx. Floor
Area 34.33 Sq.M.
(370 Sq.Ft.)

2nd Floor
Approx. Floor
Area 34.33 Sq.M.
(370 Sq.Ft.)

Garage
Approx. Floor
Area 12.50 Sq.M.
(135 Sq.Ft.)

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