



FOR STARTERS



OFFERS IN EXCESS OF
£365,000

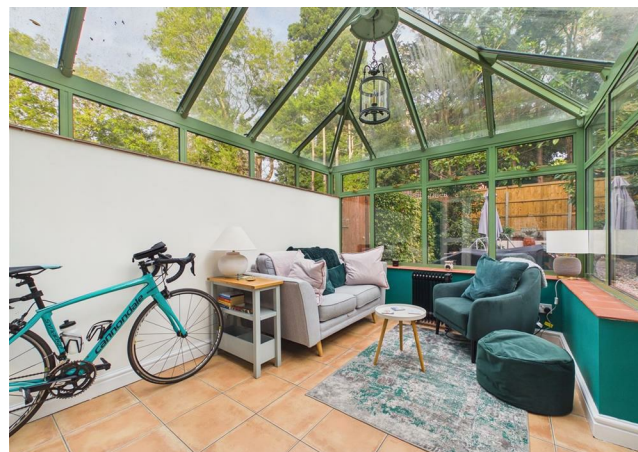
MAIN COURSE

Situated in a cul-de-sac within walking distance of both Maybird Retail Park and Stratford-upon-Avon town centre, this fantastic four-bedroom townhouse offers spacious accommodation arranged over three floors. The property benefits from two en-suite bedrooms, a separate living room with a Juliet balcony, an open-plan kitchen/dining room leading into a conservatory, and a private, low-maintenance rear garden. There is also the added convenience of a parking space to the front in a car port.

Upon entering, the spacious hallway provides access to a downstairs WC and two useful storage cupboards. To the rear, the open-plan kitchen/dining room offers a sociable space for everyday living, with a range of wall and base units, integrated appliances and a window above the sink overlooking the garden. There is ample room for a dining table, and the kitchen flows through into an L-shaped conservatory, providing additional reception space with views across the garden and doors opening directly outside.

On the first floor, the living room spans the full width of the property to the front and benefits from a Juliet balcony, allowing plenty of natural light into the room. To the rear is a spacious double bedroom with fitted wardrobes, two windows overlooking the garden and its own en-suite shower room. There is also a large storage cupboard situated on the landing.

The second floor is home to the main bedroom, which benefits from



built-in wardrobes and a further en-suite shower room. Two additional well-sized bedrooms are also found on this floor, along with the family bathroom.

Outside, the private rear garden is designed to be low maintenance, with a patio area providing space for outdoor seating and dining, together with a gravelled area to the rear. A parking space is located within the car port to the front of the property.

Offering four bedrooms, two en-suite shower rooms and versatile living accommodation in a convenient location, this townhouse would make an excellent home for a range of buyers, with local shops and Stratford-upon-Avon town centre both within walking distance.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - D



East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



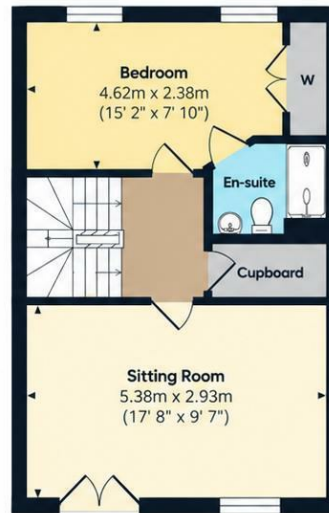
Thomas Jolyffe
Primary
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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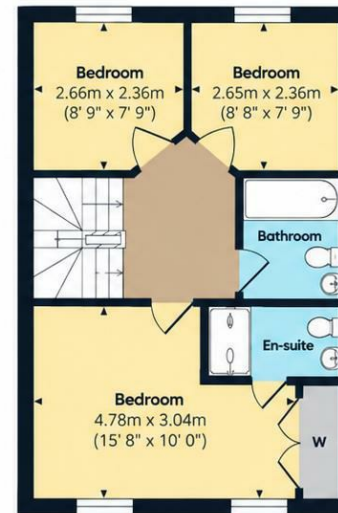
Bardswell Court, Stratford upon Avon, CV37 0BD



Ground Floor
Approx. Floor Area
50.10 Sq.M.
(539 Sq.Ft.)



First Floor
Approx. Floor Area
39.80 Sq.M.
(428 Sq.Ft.)



Second Floor
Approx. Floor Area
39.80 Sq.M.
(428 Sq.Ft.)

Total Approx. Floor Area
129.70 Sq.M.
(1,395 Sq.Ft.)



Measurements are approximate and not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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