

EDWARDS

ESTABLISHED 2007

SANCTUS DRIVE
STRATFORD-UPON-AVON CV37 6DJ

FOR STARTERS

3 2 1

PER MONTH

£1,595 Per Month

MAIN COURSE

This lovely three-bedroom family home is situated in the highly sought-after Old Town area of Stratford-upon-Avon, within easy walking distance of the town centre and its excellent range of shops, restaurants and local amenities. The property has been newly redecorated throughout, with new carpets fitted, creating a fresh and welcoming home ready for its next occupants.

The ground floor offers a spacious kitchen/dining area, complete with a fridge/freezer and washing machine. A skylight allows additional natural light to flood into the kitchen, creating a wonderfully bright and inviting space for everyday living and dining. The generously sized living room is a particularly attractive feature of the property, offering a bright and airy space with a feature fireplace mantel, impressive floor-to-ceiling window and patio door opening onto the rear garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property benefits from two good-sized double bedrooms with built-in storage, alongside a third smaller double bedroom, ideal for use as a child's bedroom, guest room or home office. The family bathroom is well proportioned and features a bath with a rainfall shower over.

Outside, the enclosed rear garden offers a lovely combination of lawn and a newly installed decking area, perfect for outdoor dining and entertaining. There is also a useful garden shed with an electricity supply.

A particularly desirable feature of this property is the benefit of both a private driveway and garage, providing valuable off-road parking and additional storage space, a rare find in Stratford-upon-Avon's sought-after Old Town area.

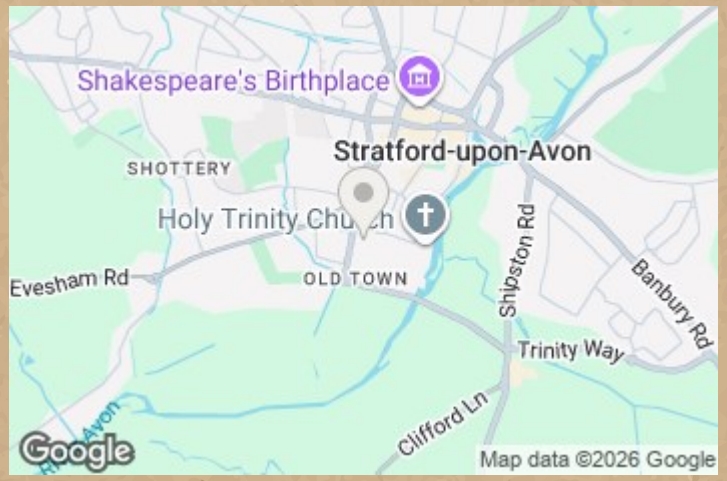
With its spacious accommodation, freshly updated interior and fantastic location within walking distance of Stratford-upon-Avon town centre, this property makes an ideal family home.







LOCATION



KEY INGREDIENTS

Tenure
N/A

Council Tax
Band - C

EPC
Band - C

South-East

Heating system
Gas central heating

Stratford-Upon-Avon Primary School

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