



Connells

Luddington Road
Stratford-Upon-Avon



Property Description

This three bedroom semi-detached property is a perfect opportunity for those looking for a project and want to add their own stamp to their home. The property offers three reception rooms, downstairs W.C, two doubled bedrooms with further single bedroom, family bathroom. To the rear is a generous garden and a good size driveway providing parking for at least three cars.

Property Setting

This property is set on the edge of Luddington which is 2.9 miles away, This is a very sought after location due to it's rural surroundings whilst also being within easy reach of the B429 that connects you to surrounding villages such as Welford On Avon and Bidford on Avon. This property has countryside walks and Stratford upon Avon's racecourse and the Green Way within walking distance from the front door.

Approach To Property

Having a large driveway mainly laid with gravel and having space for multiple vehicles.

Entrance Porch/hall

The porch entrance, having a large hallway with sufficient amount of storage, there are all doors to rooms on ground floor and stairs rising to first floor off this space;

Cloakroom

Having W.C with hand wash basin and tiled splash backs to the walls.

Lounge

12' 5" x 9' 8" (3.78m x 2.95m)
A great sized room having double glazed bay window to the front elevation, the main feature in this room is the fireplace.

Dining Room

11' 4" x 12' 3" (3.45m x 3.73m)
A brilliant second reception room, that is currently used as the dining room, having radiator and double glazed window to the front elevation.

Conservatory/summer Room

21' 5" x 6' 4" (6.53m x 1.93m)

Kitchen/breakfast Room

7' 7" x 5' 2" (2.31m x 1.57m)

This room has sufficient room to have a dining/breakfast area, having double glazed window to the rear elevation, all wall and base units with work tops over, a stainless steel sink bowl and drainer unit, radiator and oven with gas hob and extractor hood above.

Utility Room

3' 2" x 9' 2" (0.97m x 2.79m)
An extremely useful space, having space and plumbing available for a washing machine and dryer alongside plenty of storage space having mounted cupboard.

First Floor

Landing

Rising from stairway and having all doors to rooms leading off this space;

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

This double glazed window to the front elevation, having radiator, a large fitted wardrobe to the back of this room along with a further fitted airing cupboard.

Bedroom Two

11' 2" x 7' 11" (3.40m x 2.41m)

This second double bedroom has a double glazed window to the rear elevation, radiator and an alcove for further wardrobe and storage space.

Bedroom Three

7' 5" x 10' 10" (2.26m x 3.30m)

This room has a double glazed window to the front elevation, having radiator and could fit a double bed within this space.

Bathroom

A double glazed window to the rear elevation having bath with shower over, there is a W.C and hand wash basin, with tiling splash backs to the surrounding walls.

External

Garden

This is an extremely large garden having a shed and green house, There is a large lawn area along with a patio to the rear of the property, ideal for hosting as a seating and entertaining space. There is mature tress and shrubbery through out along with timber fencing to the boarders.

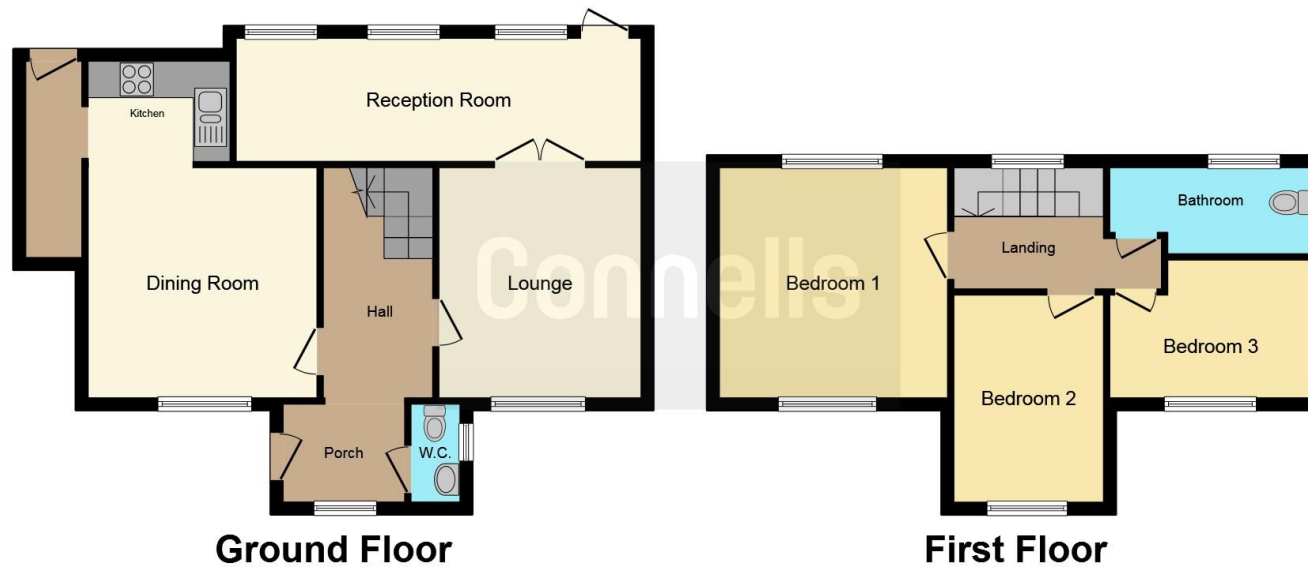
Parking

An extremely large driveway that could have four vehicles.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

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Tenure: Freehold



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