



Connells

Joseph Way
Stratford-Upon-Avon



Property Description

A beautifully renovated three-bedroom semi-detached home, ideally positioned in a quiet residential area just outside Stratford-upon-Avon. Perfect for first-time buyers, this stylish property is offered with no onward chain and boasts a brand-new kitchen and bathroom, fresh modern interiors throughout, and a spacious layout ready to move straight into. Outside, there's a private driveway providing off-road parking, and the peaceful setting makes it a must-see—viewing is highly recommended to appreciate the quality and finish on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Welcoming entrance hallway with stairs leading to the first floor and a door leading to the open plan kitchen/living area.

Kitchen/Living Area

18' 1" max x 8' 1" max (5.51m max x 2.46m max)

This stylish open-plan kitchen and living space features sleek laminate flooring, a large window allowing plenty of natural light, and a modern finish throughout. The kitchen is fitted with an induction hob, integrated appliances, stainless steel sink, and ample cupboard storage, while a glazed door leads directly out to the rear garden—perfect for indoor-outdoor living.

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

Double bedroom.

Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m)

Double bedroom.

Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

Single bedroom.

Bathroom

The bathroom has been stylishly updated with a fresh, modern finish, featuring a full-size bath with shower over, part-tiled walls, a sleek wash hand basin, and easy-care laminate flooring. A window provides natural light and ventilation, creating a bright and practical space.

Rear Garden

Low maintenance rear garden.

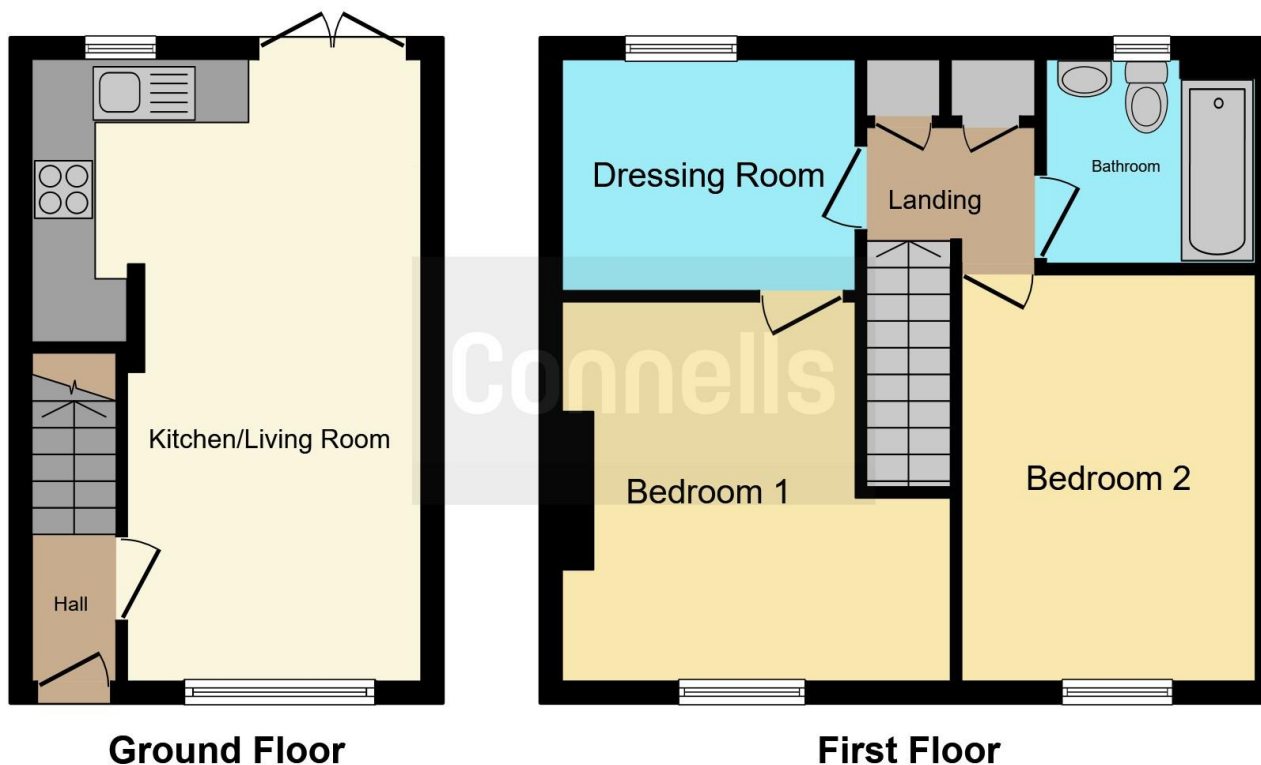
Parking

Driveway to front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 STRATFORD UPON AVON CV37 6QB

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STR108439



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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