



3 Bed Terraced | Percy Street, Stratford upon Avon | £280,000

Description

This three-bedroom terraced property, in need of some cosmetic refurbishment, is located in a highly sought-after area, just a short stroll from Stratford-upon-Avon's town centre. Offered with no onward chain, this home presents an excellent opportunity for buyers looking to create their ideal space.

On the ground floor, there's a spacious lounge at the front and dining room at the rear. The adjacent kitchen offers great potential, with the utility room and downstairs WC area providing scope for an extension to create a larger, more open-plan layout.

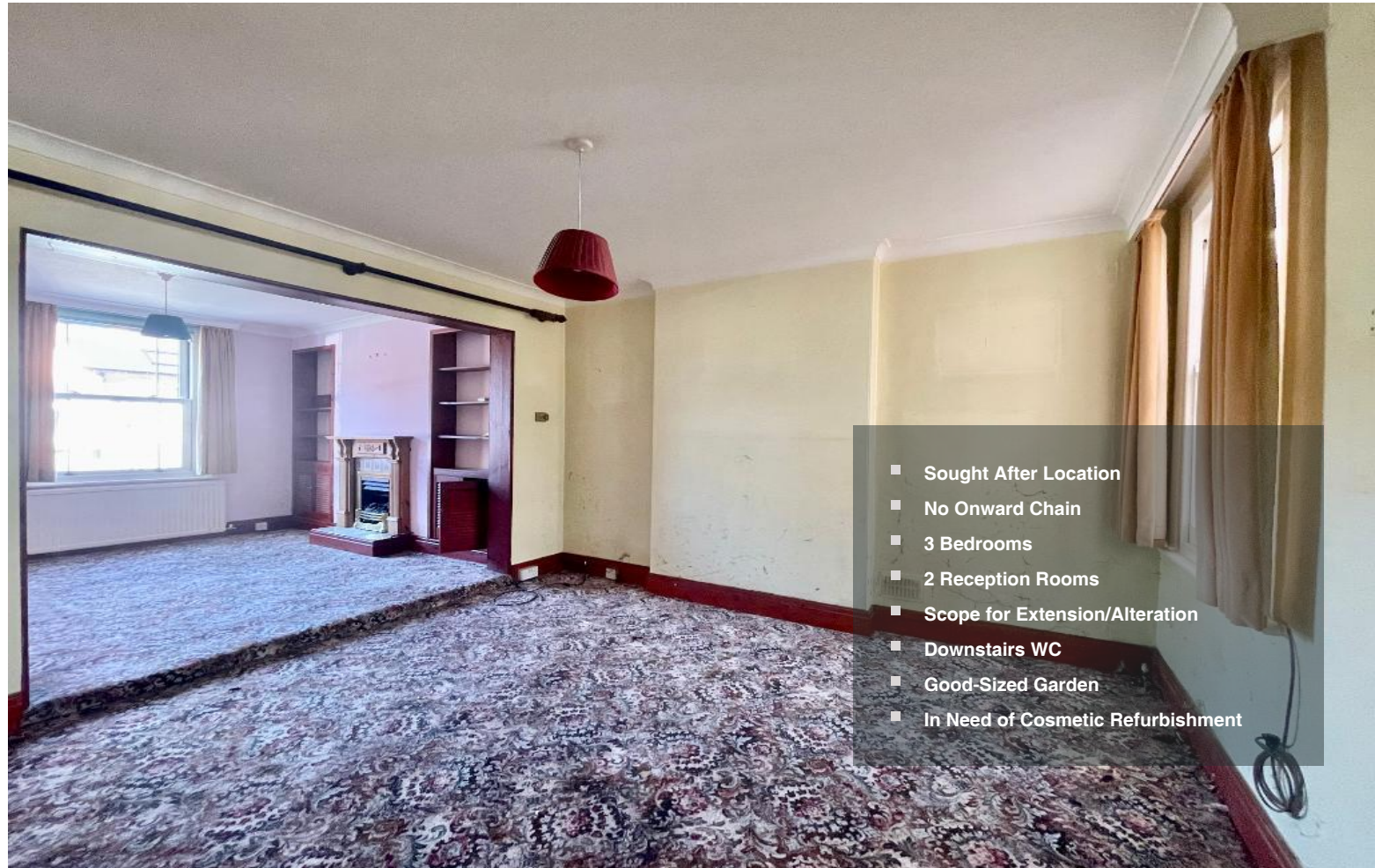
Upstairs, there are two generous double bedrooms, a further single bedroom, and a family bathroom. The property also benefits from a large loft, which offers further potential for conversion, subject to planning permissions.

At the rear, the garden has been well-kept over the years and provides a pleasant outdoor space for relaxation.

Situated close to the heart of Stratford-upon-Avon, this property enjoys easy access to the town's renowned amenities, excellent schools, and cultural attractions, including the Royal Shakespeare Theatre, making it a fantastic location to call home.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of

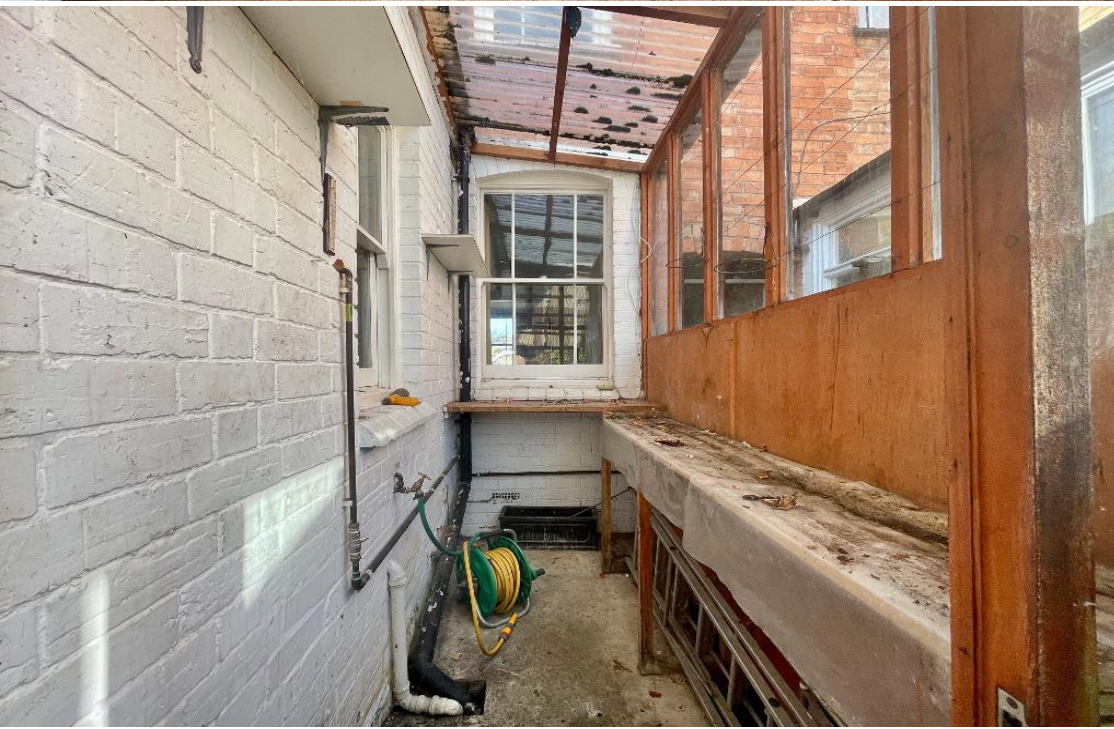


- Sought After Location
- No Onward Chain
- 3 Bedrooms
- 2 Reception Rooms
- Scope for Extension/Alteration
- Downstairs WC
- Good-Sized Garden
- In Need of Cosmetic Refurbishment

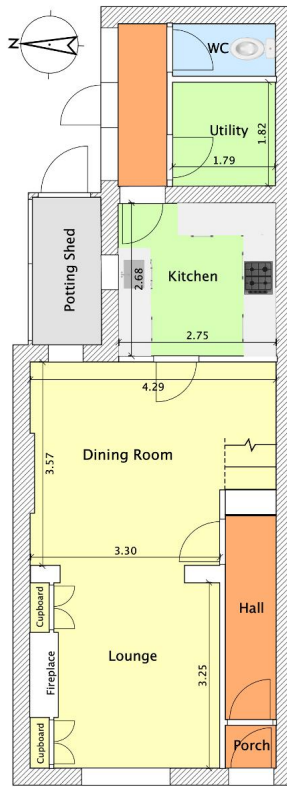
contracts. Council Tax Band D with Stratford on Avon District Council.



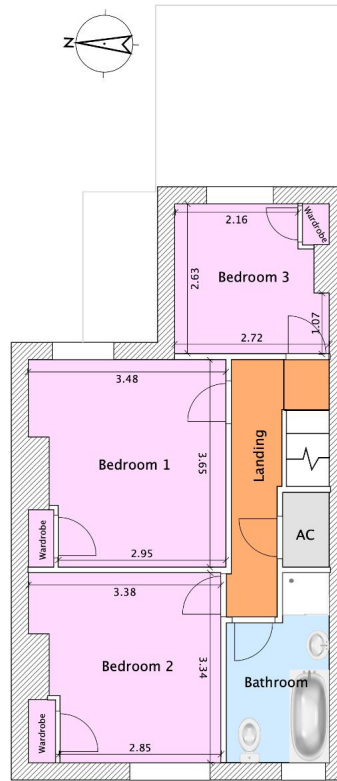
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Approximate Gross Internal Floor Area 976ft² / 91m²
Indicative floor plans for illustration purposes only
GROUND FLOOR



Indicative floor plans for illustration purposes only
FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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