

2 Bedroom Terraced for Sale - Offers Over £360,000

Sanctus Rd, Stratford upon Avon, CV37 9AE



KEY FEATURES

- Immaculately Presented • 2 Double Bedrooms • Courtyard Garden • Extended Kitchen/Diner • Cellar • Fully Boarded Loft

Description

Situated on the edge of Stratford-upon-Avon's highly desirable Old Town, this immaculately presented two-bedroom terraced home offers a wonderful blend of period charm and contemporary comfort. Just a short stroll from the town's famous theatres, boutique shops, restaurants, and scenic riverside walks, this is a truly special place to call home.

Stepping inside, the elegant lounge welcomes you with period features and a warm, inviting atmosphere. A door leads through to the extended kitchen/diner, a showpiece of the home, where modern living meets timeless character. This fabulous space boasts integrated appliances, a stylish breakfast bar, ample room for a dining table, and bi-fold doors opening to the rear garden. Underfloor heating adds a touch of luxury, making this a perfect spot for entertaining or relaxing.

A door leads down to the cellar, which is currently used as a den/games room, providing a versatile space to suit your needs.

Upstairs, the home continues to impress with two excellent double bedrooms, both benefiting from built-in wardrobes. The luxurious bathroom features a corner bath, walk-in shower, WC, and a sleek vanity basin, creating a spa-like retreat.

Outside, the paved courtyard garden offers a peaceful spot for outdoor dining or unwinding in the fresh air. A garden shed with power and light provides valuable additional storage or workspace.

This beautiful home presents a rare opportunity to secure a character-filled property in one of Stratford-upon-Avon's most sought-after locations.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		