

## 2 Bedroom Terraced for Sale - Offers Over £315,000

New Street, Stratford upon Avon, CV37 6BX



### KEY FEATURES

- Private Parking • 2 Bedrooms • NO ONWARD CHAIN • South-Facing Rear Garden • Immaculately Presented • Sought After Old Town Location • Planning Permission for Loft Conversion



## Description

Nestled in the highly sought-after Old Town of Stratford-upon-Avon, this beautifully presented two-bedroom mid-terrace home is a rare find, offering the convenience of an allocated private parking space and planning permission in place for a loft conversion.

Stepping inside, a welcoming hallway leads to the kitchen, which features integrated appliances and a stylish open breakfast bar overlooking the lounge. The lounge itself is a delightful space, with French doors opening onto the private south-facing garden - designed for low maintenance and perfect for enjoying the sunshine. A gate from the garden provides direct access to the parking space.

Upstairs, the principal bedroom is a good-sized double with built-in wardrobes, while the second bedroom offers versatility as a small double, a generous single, or an ideal home office. A well-appointed bathroom completes the first floor.

This charming home enjoys a prime position within walking distance of Stratford's historic centre, renowned theatres, and scenic riverside walks. With its combination of Old Town character, immaculate presentation, and the rarity of private parking, this is a property not to be missed.

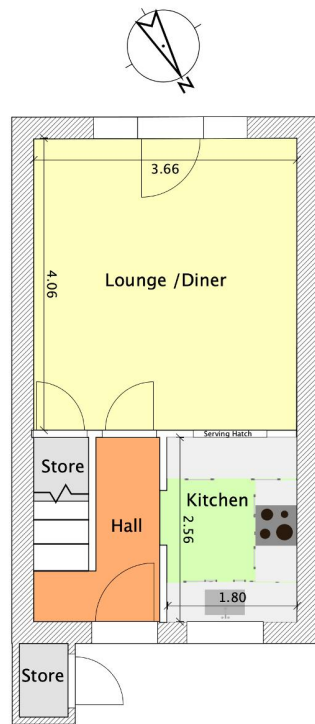
### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an annual service charge of £300. Council Tax Band D with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

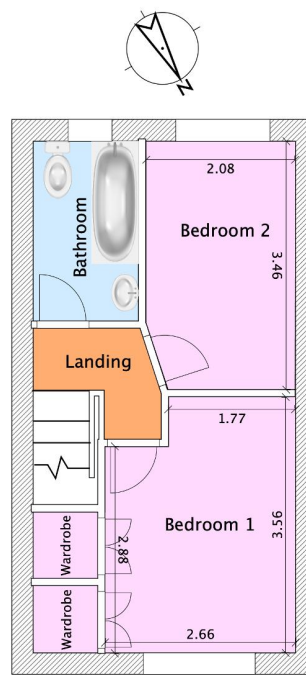








Approximate Gross Internal Floor Area 545ft<sup>2</sup> / 51m<sup>2</sup>  
Indicative floor plans for illustration purposes only  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**