

## 3 Bedroom Terraced for Sale - £595,000

Albany Road, Stratford upon Avon, Warwickshire, CV37 6PQ



### KEY FEATURES

- 3 Double Bedrooms • Luxurious Bathroom • Superb Rear Garden • Garden Office • Town Centre Location •
- NO ONWARD CHAIN



## Description

### Beautifully Presented Three Bedroom Mid-Terrace with Cellar and Garden Office - No Onward Chain

Located on ever-popular Albany Road, just a short stroll from the heart of Stratford-upon-Avon, this deceptively spacious three-bedroom mid-terrace home offers superbly versatile living space, a wonderful rear garden, and a garden office - all with the added benefit of no onward chain.

The ground floor includes a welcoming hallway, a lovely light-filled lounge/diner with wood-burning stove, and a separate dining room or playroom. At the rear, the kitchen opens into a handy breakfast room or study area, creating a flexible and sociable layout ideal for modern living. The downstairs WC adds extra convenience.

Upstairs, the first floor hosts two large double bedrooms, both with built-in wardrobes, and a luxurious family bathroom featuring a walk-in shower, elegant claw-footed bath, vanity basin, and WC. On the top floor, you'll find a further double bedroom with built-in storage.

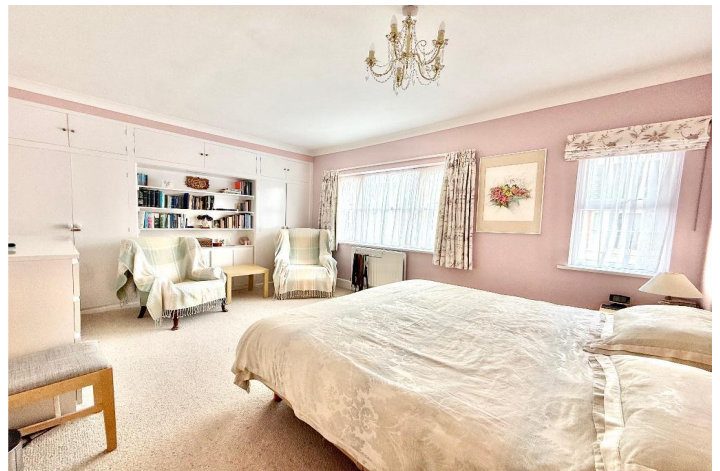
The property also boasts a cellar with full head height, power and lighting - perfect for storage, a hobby room, or future conversion.

Outside, the rear garden is a real highlight. A generous patio leads to a well-tended lawn with mature planted borders, fruit trees, and a charming wildlife pond. At the far end, a garden office provides a peaceful retreat for work or creativity.

Albany Road is ideally situated within walking distance of Stratford's shops, restaurants, theatres, and train station, and also falls within the catchment for highly regarded primary and secondary schools, making this a wonderful family home in a sought-after location.

#### Additional Information

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



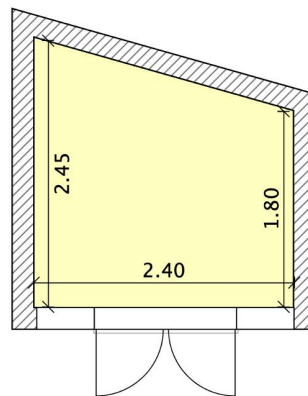
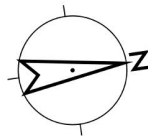












**GARDEN OFFICE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		