

## 3 Bedroom Semi-Detached for Sale - £325,000

Maize Lane, Stratford upon Avon, CV37 0EB



### KEY FEATURES

- 3 Bedrooms • 2 Bathrooms • Driveway for 2 Cars • Cul-de-Sac Location • Private Rear Garden • Downstairs Cloakroom • NO ONWARD CHAIN

## Description

Set within a very small and peaceful development, this well-presented three-bedroom semi-detached home offers a superb blend of modern comfort and convenience, just a short distance from the centre of Stratford-upon-Avon - a historic market town renowned for its riverside walks, independent shops, and world-famous Shakespearean heritage.

The accommodation begins with a welcoming hallway, leading through to a contemporary kitchen fitted with a range of integrated appliances. To the rear, the spacious lounge/diner provides an ideal space for relaxing or entertaining, with French doors opening onto the garden. A downstairs cloakroom completes the ground floor.

Upstairs, there are two generous double bedrooms, including a principal bedroom with its own en-suite shower room, and a third bedroom that would make an excellent home office or nursery. The family bathroom is well appointed, serving the remaining bedrooms.

Outside, the rear garden is nicely enclosed and private, with a lawned area and paved patio - ideal for outdoor dining or relaxing. To the front, there is driveway parking for two cars.

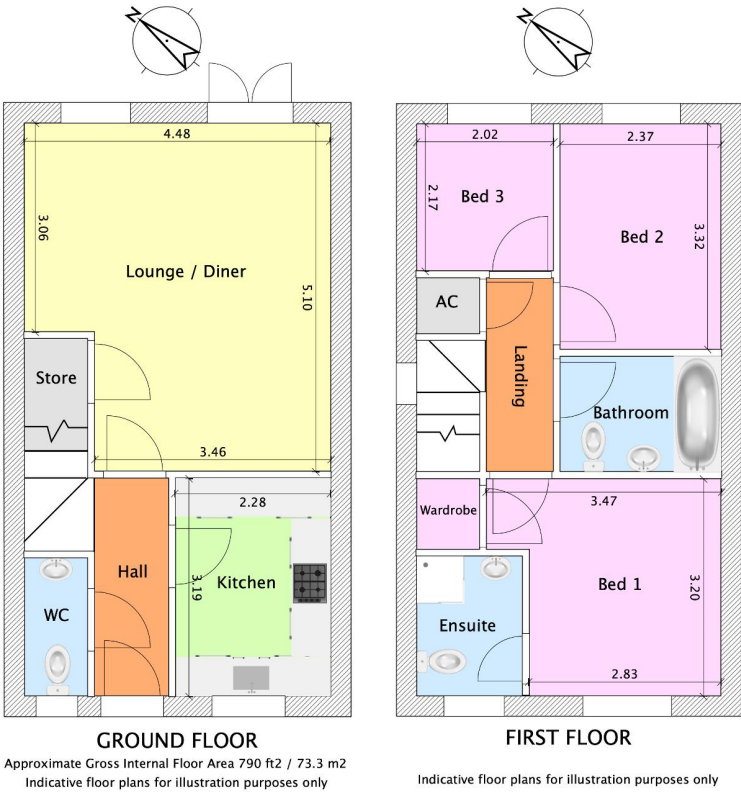
With easy access to local amenities, well-regarded schools, and transport links, this smart and attractive home is perfectly placed to enjoy everything Stratford-upon-Avon has to offer.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band D with Stratford on Avon District Council. We are advised that there is an estate management charge of £215 per year. All information should be checked by your solicitor prior to exchange of contracts.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |