



Ferguson Close, Stratford-Upon-Avon, CV37 7SF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Here is an excellent opportunity to acquire a freehold modern end mews residence ( end of a row of 3 three properties ) built around 20 years ago, being well presented and nicely decorated throughout. Internal inspection is highly recommended to properly appreciate the deceptively spacious accommodation which has the benefit of replacement thermostat heating and Upvc double glazing throughout. The accommodation briefly comprises, Canopy porch leading to Entrance Hall, having a useful walk-in storage cupboard, downstairs cloakroom/ W.C. neatly fitted Kitchen having a comprehensive range of attractive modern units, including built-in oven & hob. There is a spacious Lounge combined dining room having French doors leading out to a patio area, to the first floor there is a landing, 3 bedrooms the master bedroom having a range of built-in wardrobes, Refitted bathroom including a mains mixer rain shower. Outside there is a lawned foregarden, driveway providing parking and allowing direct access to garage, neatly landscaped lawned rear garden being fully enclosed.

Ettington is a popular and sought-after village situated approximately 5.5 miles south east of Stratford-upon-Avon. The village benefits from a useful village store together with Post Office, lovely Public house serving good food, Church, Village Hall and well regarded primary school. Ettington is served by a bus service to Stratford upon Avon with a less frequent service to Banbury.

Stratford upon Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

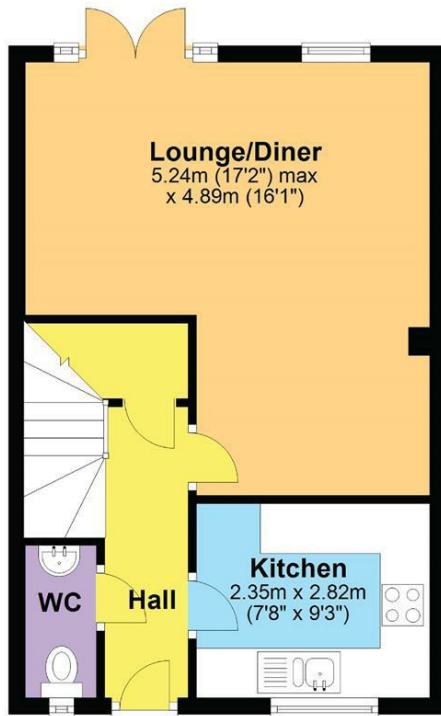






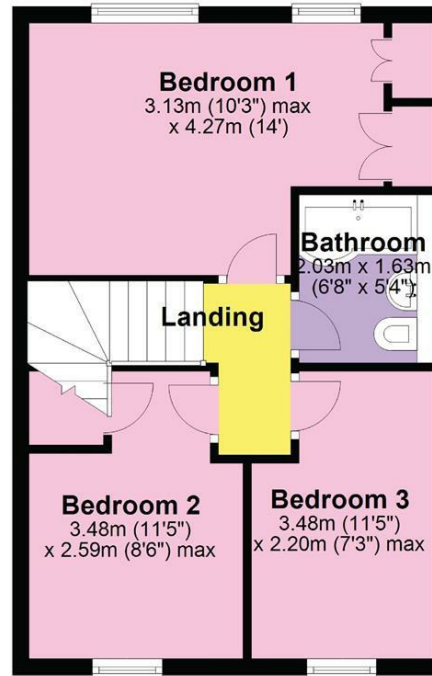
### Ground Floor

Approx. 52.0 sq. metres (560.0 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 89.6 sq. metres (964.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Key Features

- Fantastic quiet location
- Ideal 1st time purchase
- 3 Bedrooms
- End mews residence
- Well equipped modern Kitchen
- Spacious Lounge / Diner
- Downstairs cloakroom W/c
- Beautifully landscaped rear garden
- Separate Garage
- Internal inspection essential

**Offers Over  
£325,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band -

Local Authority -

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