



Orwell Close, Stratford-Upon-Avon, CV37 7AR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\* OFFERED WITH NO CHAIN \*\*** This delightful modern 2 bedroom property, is located in Orwell Close within the popular Trinity Mead Development and is therefore perfectly placed for being close to local amenities. Presented to a very high standard, this property is quite simply ready to move into.

Ideal for a small family, professionals looking for a cosy home or the discerning Investor searching for a rental opportunity suitable for immediate let.

Comprising: entrance into hallway with downstairs WC cloakroom, through to the good size living room with stairs rising to the first floor.

The Modern kitchen/diner is fitted, incorporating oven and hob. There is space and provision for a washing machine and space for freestanding fridge/freezer. The dining area has space for table and door leading to the rear garden

On the first floor there are two good size bedrooms, bedroom 1 further benefitting from double fitted wardrobes. The bathroom is modern in design with WC, basin, bath and fitted shower over.

Outside to the rear of the property is a private rear garden, predominantly laid to lawn with a decking area for alfresco dining.

Parking to the front, providing ease and convenience for those with a car. Additionally, the absence of a chain means a smoother and quicker process for potential buyers.

Whether you are looking to settle down in a peaceful neighbourhood or seeking a property with modern amenities, this house in Orwell Close offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this lovely house your new home.





# Key Features

- OFFERED WITH NO CHAIN
- Two Bedroom Mid Terrace
- Living Room
- Fitted Kitchen with Dining Area
- Two Double Bedrooms
- Twin wardrobes to main bedroom
- Rear Lawned Garden
- Driveway offering parking to front
- Council Tax Band C
- Energy Rating C

**Offers Around  
£265,000**

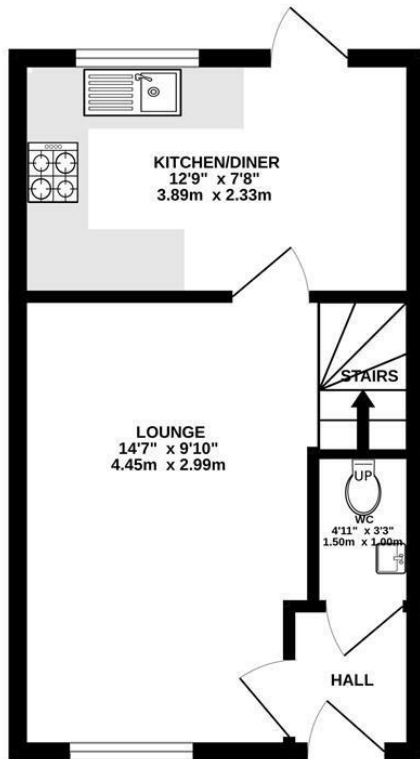
EPC Rating - C

Tenure - Freehold

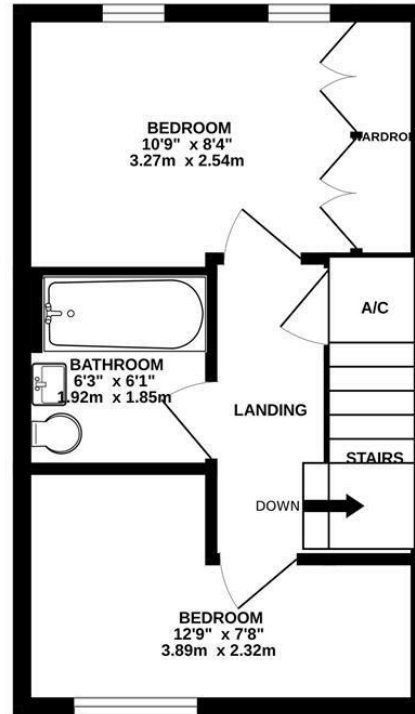
Council Tax Band - C

Local Authority -  
Stratford District Council

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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