



Warwick Road, Stratford-Upon-Avon, CV37 6YW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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Property Description

No Onward Chain

Tucked away in Stratford Town Centre and within 500m of The Royal Shakespeare Theatre, is this true hidden gem. Positioned canalside, this one of a kind period property offers a generous plot with unrivalled views to enjoy the scenery.

Upon entering you are welcomed by a light and open living space large enough for a living dining area, with feature fireplace. A breakfast kitchen is separated by a sliding door with dual aspect windows overlooking the wrap around garden.

Also on the ground floor is a shower room and a large storage room, offering flexibility depending on how you wish to use the space.

Upstairs there are two double bedrooms both with views out to the canal. The main bedroom boasts built in wardrobes and an en-suite WC.

The property would benefit from updating and upgrading throughout. Having not changed ownership since the mid 1980's, this is a rare find.

Externally, there are two entrances to the property- the rear from the off road parking and garage, which is on a lease agreement. There is a large potting shed offering additional storage solutions.

With no onward chain, this property would be ideal for those wanting a project- perhaps for themselves or even an investment/ holiday home.





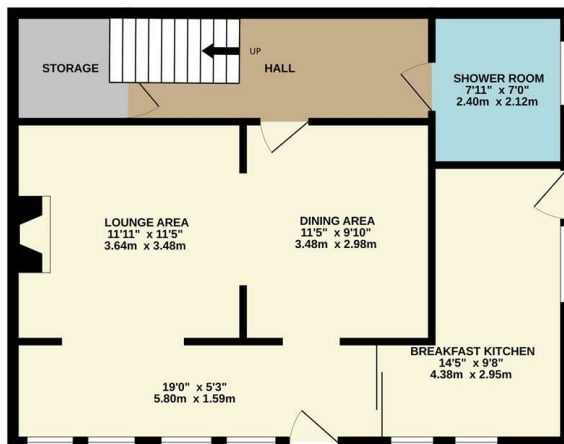
Key Features

- Handsome Period Home
- Heart Of Town Centre Location
- Canalside Position
- Generous Plot
- 2 Double Bedrooms
- Potential To Update and Improve
- Breakfast Kitchen
- Open Plan Living With Feature Fireplace
- Garage En Bloc and Off Road Parking
- No Onward Chain

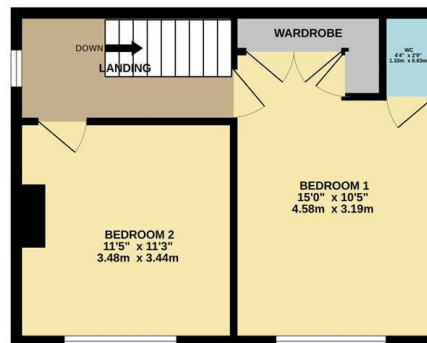
**Offers Over
£375,000**



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford-upon-Avon



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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