



**Longfellow Mews, Stratford-Upon-Avon, CV37 7PX**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
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# Property Description

\*No Onward Chain\*

Positioned in a sought after and peaceful cul-de-sac location just a short distance from Stratford-upon-Avon town centre, this well presented home offers an excellent opportunity for first time buyers or investors alike. The property is ideally placed to enjoy both the convenience of town living and the tranquillity of a tucked away residential setting.

On entering the property, you are welcomed into a bright and open plan living space, which creates a sociable and versatile environment for both relaxing and entertaining. A breakfast bar subtly divides the living area from the kitchen, adding a practical and modern touch. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers two well proportioned bedrooms and a separate, modern bathroom featuring a shower over the bath, ideal for everyday living.

Outside, the generous enclosed rear garden provides a private outdoor retreat, with direct access to the single garage and parking.

Having demonstrated a strong track record as a rental property, this home presents a fantastic investment opportunity, while also being perfectly suited for those taking their first step onto the property ladder.







## Key Features

- Semi Detached Home
- Cul-de-Sac Location
- 2 Bedrooms
- Open Plan Living
- Kitchen With Breakfast Bar
- Modern Bathroom With Shower Over Bath
- Garage & Parking
- Ideal First Time Purchase
- Proven Track Record As A Successful Rental Property
- No Onward Chain

**£275,000**







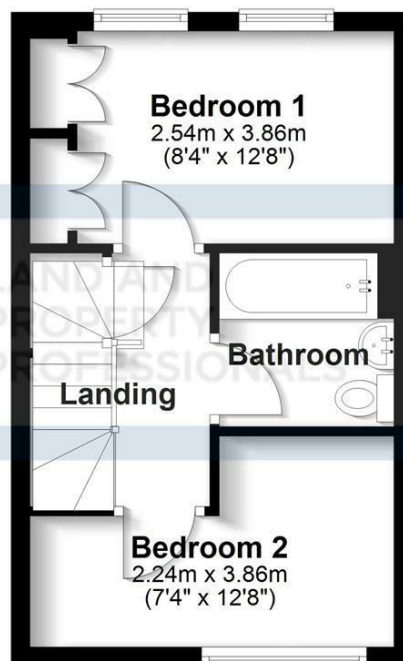
## Ground Floor

Approx. 22.0 sq. metres (236.8 sq. feet)



## First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 48.3 sq. metres (519.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

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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