



**Chepstow Close, Stratford-Upon-Avon, CV37 9JF**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Pleasantly situated at the end of a quiet cul-de-sac flanked by open space, here is an excellent opportunity to acquire a nicely presented and decorated freehold, modern, semi-detached residence. Ideally suited to first time purchasers, downsizers or investors internal inspection of this property is highly recommended.

Located within easy walking distance to Stratford upon Avon town centre and its wealth of amenities and attractions, the property has the benefit of gas central heating with a replacement combi boiler and Upvc double glazing throughout, along with a contemporary refitted kitchen, two double bedrooms and a re-fitted shower room. The property also boasts off road parking for two vehicles and a garage.

The accommodation briefly comprises; canopy porch, entrance vestibule, spacious Lounge combined dining room, re-fitted breakfast kitchen having a comprehensive range of attractive contemporary base draw & wall units with timber effect counter tops along with a built-in oven, hob & extractor.

To the first floor there is a landing, two double bedrooms and a re-fitted shower room with a white suite.

Outside the property has a gravel laid foregarden, a tarmacadam driveway provides car hardstanding and direct access to a detached garage, side pedestrian access leads to a fully enclosed lawned rear garden with side personal access to the garage.

Overall this is a great property in a super location incorporating many pleasing features and we highly recommend early inspection.





# Key Features

- Prime End Of Cul-De-Sac Location Close To Stratford-Upon-Avon Town Centre & Attractions.
- Well Presented & Decorated Freehold Semi-Detached Residence.
- Ideally Suited to First Time Buyers, Downsizers & Investors.
- Re-Fitted Attractive Breakfast Kitchen Including Built-In Oven & Hob.
- Two Double Bedrooms & Re-Fitted Shower-Room.
- Driveway & Parking For Two Vehicles Along With Detached Garage.
- Fully Enclosed Rear Lawned Garden With Paved Patio.
- Internal Inspection Highly Recommended.

**Offers Around  
£300,000**

EPC Rating - C

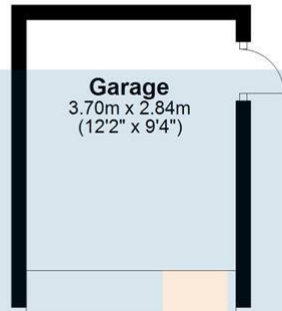
Tenure - Freehold

Council Tax Band - D

Local Authority -  
Stratford upon Avon District Council

## Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



**Kitchen/Breakfast Room**  
2.44m x 3.84m  
(8' x 12'7")

**Lounge/Diner**  
4.82m (15'10" max)  
x 3.84m (12'7")

## First Floor

Approx. 28.3 sq. metres (304.2 sq. feet)

**Bedroom 1**  
2.67m x 3.84m  
(8'9" x 12'7")

**Shower Room**  
1.81m x 1.84m  
(5'11" x 6')

**Landing**

**Bedroom 2**  
2.68m (8'10")  
x 3.84m (12'7") max

Total area: approx. 67.0 sq. metres (721.5 sq. feet)

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