



Ash Lane, Stratford-Upon-Avon, CV37 0SP

Offers in excess of £240,000

**KING**
HOMES

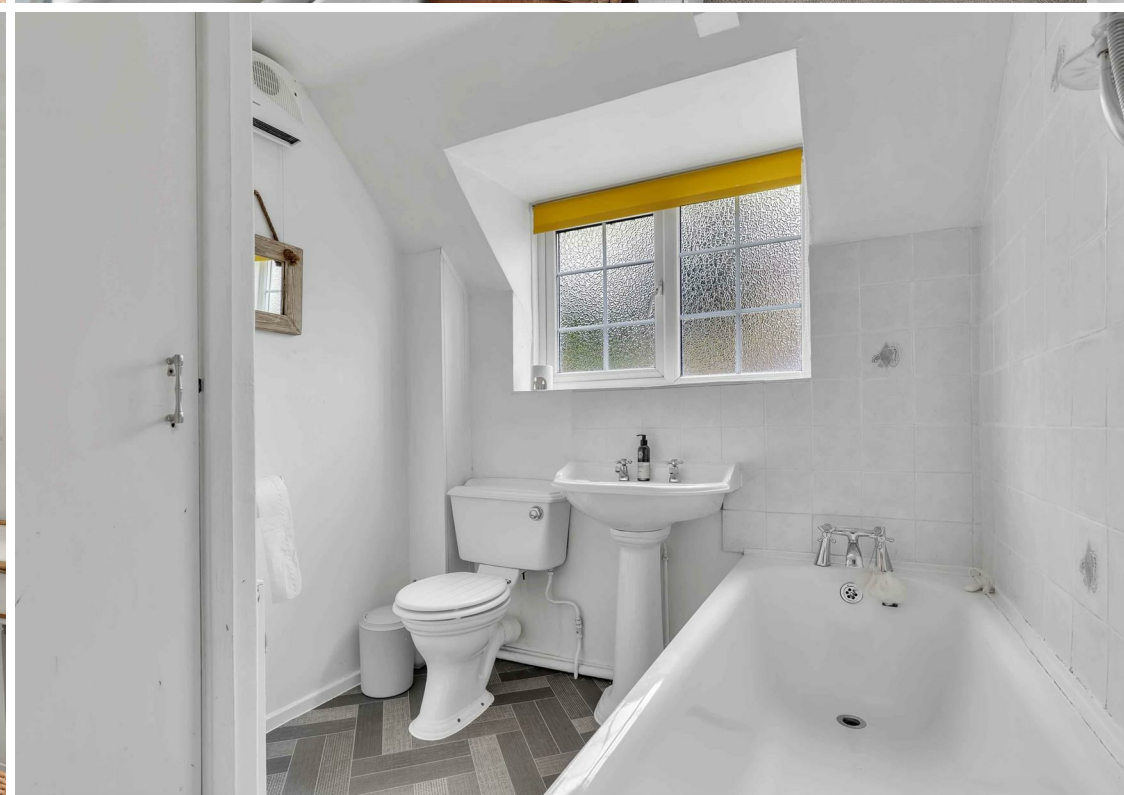
This delightful two bedroom end of terrace home in Bearley is conveniently located near Stratford-upon-Avon. Bearley is a great location for commuting, with the M40 just a short drive to the North. Additionally, the property has its own train station with services to Leamington, Warwick, Oxford, and London Marylebone.

The house features a cozy sitting room with a log burner, a kitchen with built-in oven and gas hob, and space for laundry facilities. Upstairs, you'll find two bedrooms and a bathroom with a Heritage white suite. Outside, there is a detached garage, parking for two cars, shed, and a well established beautiful garden located a bit further down the lane, which follows onto country walks which are owned and protected by the Heart of England forest.

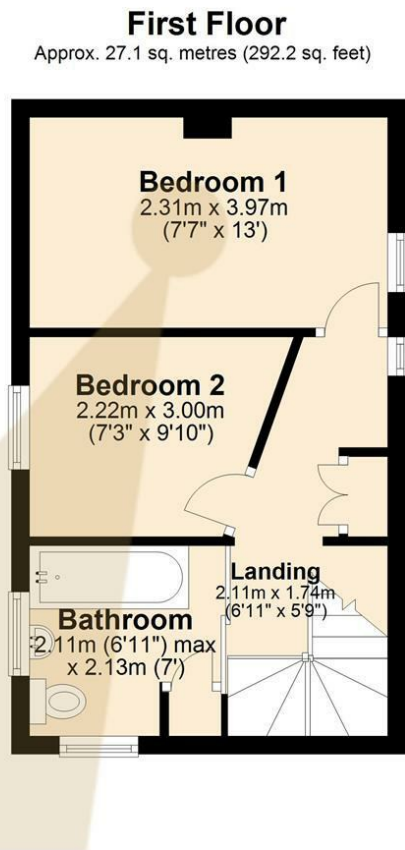
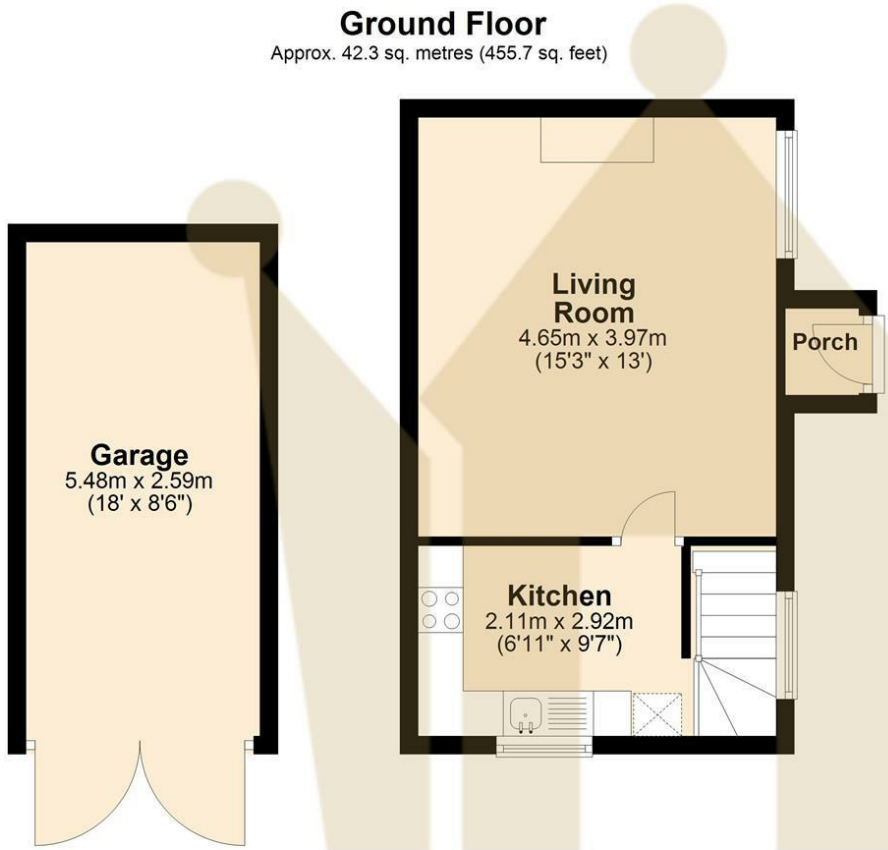
With gas fired central heating (Worcester Bosch) and mostly uPVC double glazed windows, this property offers comfort and convenience.



Porch	
Living Room	15'3" x 13'0" (4.65m x 3.97m)
Kitchen	6'11" x 9'6" (2.11m x 2.92m)
Landing	
Bedroom One	7'6" x 13'0" (2.31m x 3.97m)
Bedroom Two	7'3" x 9'10" (2.22m x 3.00m)
Bathroom	6'11" x 6'11" (2.11m x 2.13m)
Garage	17'11" x 8'5" (5.48m x 2.59m)







Total area: approx. 69.5 sq. metres (747.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		