



Shelbourne Road, Stratford-Upon-Avon, CV37 9JP

Offers in excess of £375,000

**KING**
HOMES

THREE bedroom Bungalow available for sale with NO CHAIN. Located in the highly desirable area of Stratford upon Avon, this semi-detached bungalow offers exceptional versatility in its living spaces. A paved driveway at the front of the property provides offroad parking. Inside, the layout includes a kitchen area, living room, dining room, conservatory, the master bedroom and a shower room. From the dining room, stairs ascend to the first floor, which features two additional bedrooms and a bathroom. The exterior boasts a good sized rear garden, primarily laid to lawn, complemented by a paved patio area ideal for outdoor dining, along with mature shrubs and fencing along the borders. A gate provides access to the front of the property.

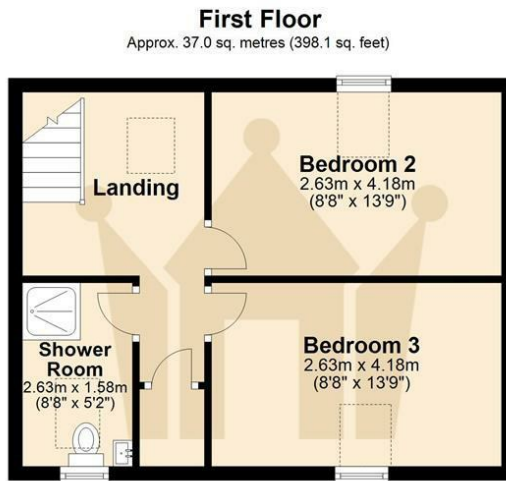
Location Stratford-upon-Avon is renowned worldwide as the birthplace of William Shakespeare and the location of the Royal Shakespeare Theatre. With nearly four million visitors annually, it offers a diverse array of historic buildings. Additionally, Stratford serves as a thriving riverside market town, offering South Warwickshire a plethora of national and local shops, upscale dining options, a variety of public and private schools, and top-notch sporting and recreational facilities. These amenities include golf courses, a swimming pool, a leisure center, a racecourse, the nearby north Cotswold Hills, and the River Avon for fishing and boating enthusiasts. Also having fantastic transport links to the M40, A46 and a regular bus service and train station being close by.



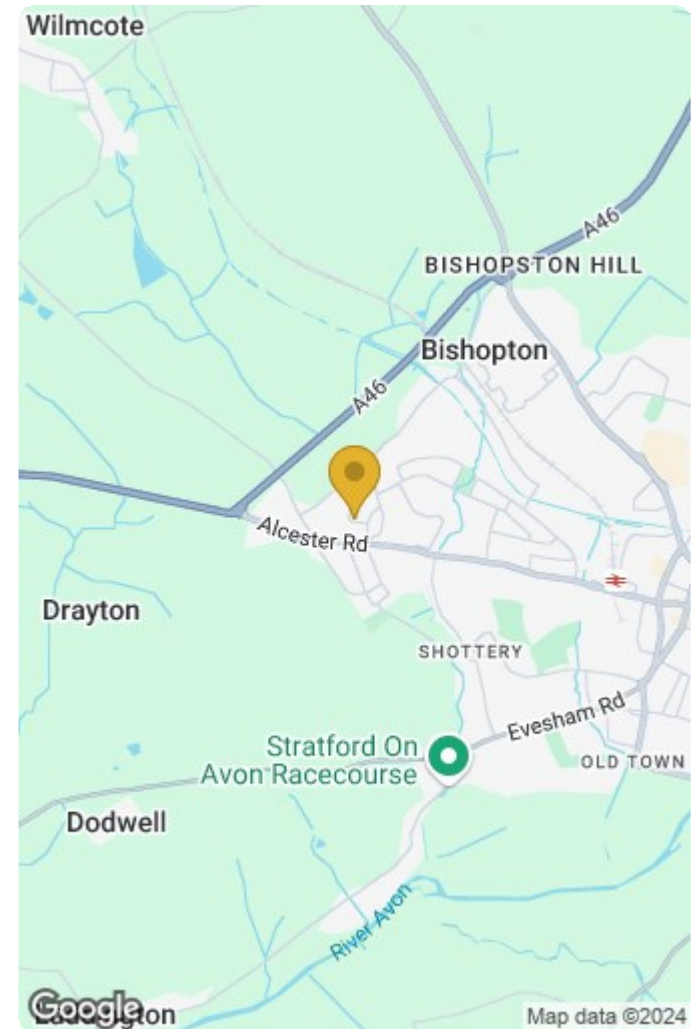
Hall	
Kitchen	8'4" x 10'4" (2.56m x 3.15m)
Living Room	16'11" x 11'10" (5.17m x 3.62m)
Bedroom One	14'5" x 6'6" (4.40m x 2.00m)
Shower Room	7'6" x 6'11" (2.29m x 2.13m)
Lobby	9'11" x 10'4" (3.04m x 3.15m)
Conservatory	9'5" x 9'1" (2.88m x 2.78m)
First Floor	
Landing	
Bedroom Two	8'7" x 13'8" (2.63m x 4.18m)
Bedroom Three	8'7" x 13'8" (2.63m x 4.18m)
Shower Room	8'7" x 5'2" (2.63m x 1.58m)







Total area: approx. 111.7 sq. metres (1202.1 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	