



Drayton Avenue, Stratford-Upon-Avon, CV37 9LD

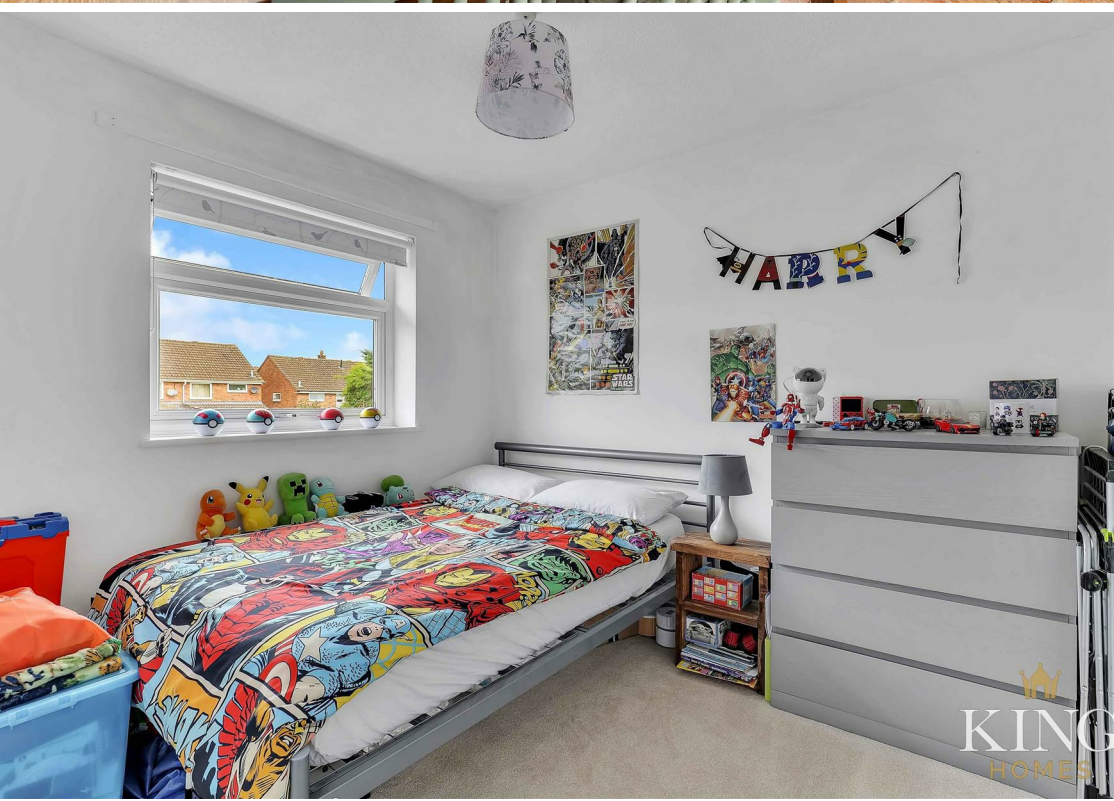
Offers in excess of £260,000



This expansive three-bedroom residence is conveniently situated with easy access to transportation links and Stratford Parkway train station. The property is characterized by its bright and airy atmosphere, featuring a front garden that leads to the entrance porch. From the porch, a door opens into the lounge, which includes a staircase ascending to the first floor, a log burner that serves as a focal point, and a large window facing the front. The newly renovated and stylish kitchen-dining area offers access to the rear garden. On the first floor, there are three bedrooms, two of which are equipped with fitted wardrobes and bedroom one and two both being double bedrooms, along with a family bathroom. Externally, the property boasts a low-maintenance private rear garden, complete with a paved patio area ideal for outdoor dining, while the remainder is laid to lawn with raised vegetable beds and fenced borders. Additionally, there is a gate providing access to the rear and a door leading into the single garage, which features an up-and-over door, as well as power and lighting.



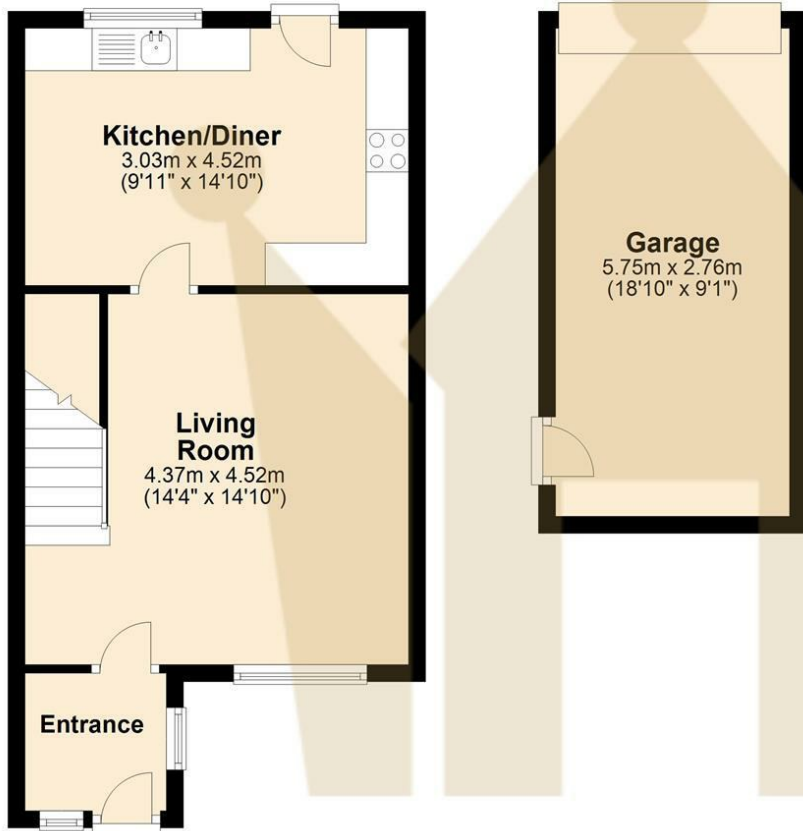
Entrance	
Living Room	14'4" x 14'9" (4.37m x 4.52m)
Kitchen / Diner	9'11" x 14'9" (3.03m x 4.52m)
Landing	
Bedroom One	15'8" x 8'1" (4.78m x 2.47m)
Bedroom Two	8'7" x 8'1" (2.62m x 2.47m)
Bedroom Three	6'4" x 10'5" (1.95m x 3.18m)
Bathroom	6'0" x 6'1" (1.85m x 1.87m)
Garage	18'10 x 9'1 (5.74m x 2.77m)





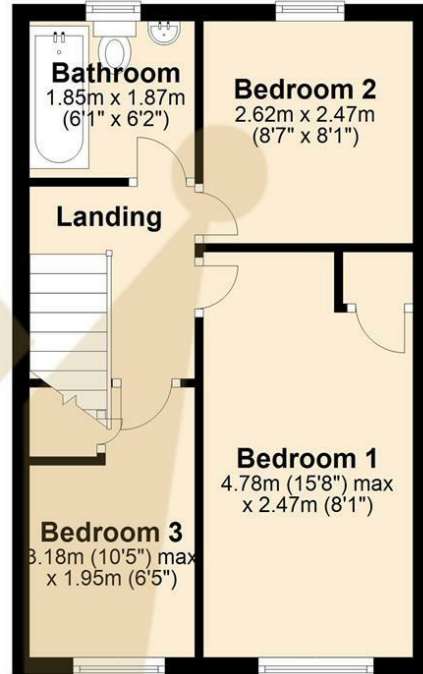
Ground Floor

Approx. 52.6 sq. metres (565.7 sq. feet)

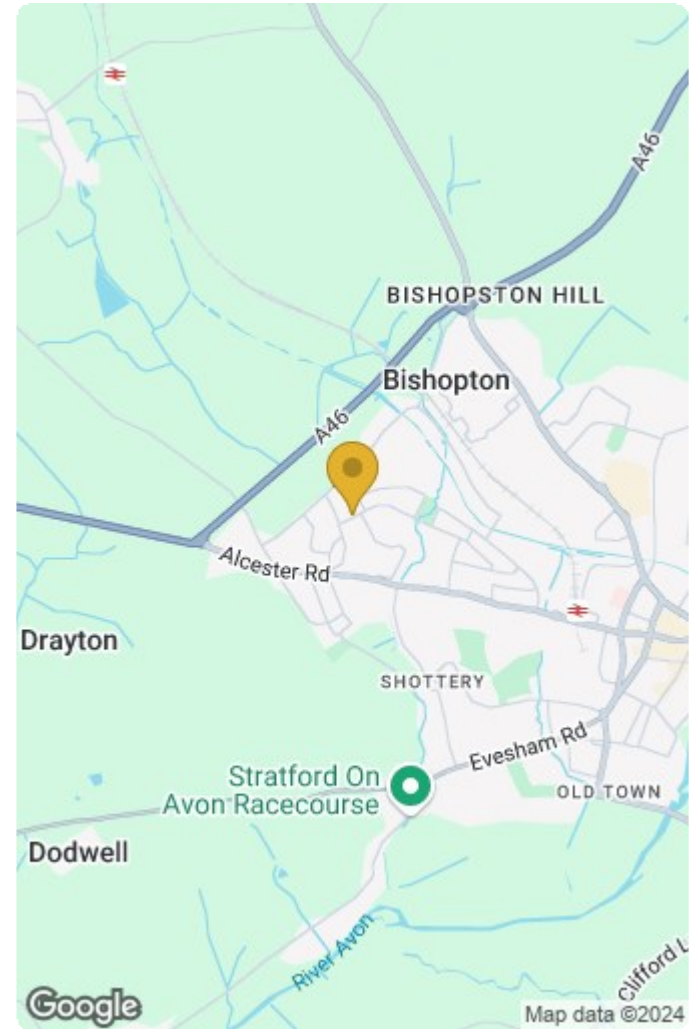


First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 86.4 sq. metres (929.8 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		