



Alcester Road, Stratford-Upon-Avon, CV37 6PH

£125,000

  
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HOMES



Fantastic position within the town centre of Stratford upon Avon being within close proximity to the doctors surgery, train station and having a bus service to the outside of the development. Briar Croft is an extra care retirement development offering a fantastic variety of facilities including an on site restaurant, laundry facilities, and a programme of recreational activities, e.g. gardening club, and craft group. There is a dedicated team of carers on site at Briar Croft. This property is being sold for 50% share and is located on the GROUND floor being maintained to a high standard throughout and has TWO great size bedrooms, shower room, open plan lounge diner through to a fully fitted kitchen. Being sold with NO CHAIN.



<b>Hallway</b>	
<b>Lounge/Dining Room</b>	17'1" x 10'4" (5.22m x 3.16m)
<b>Kitchen</b>	7'4" x 10'4" (2.24m x 3.16m)
<b>Bedroom One</b>	15'7" x 9'4" (4.75m x 2.87m)
<b>Bedroom Two</b>	10'11" x 9'5" (3.35m x 2.89m)
<b>Wet Room</b>	6'7" x 9'4" (2.02m x 2.87m)





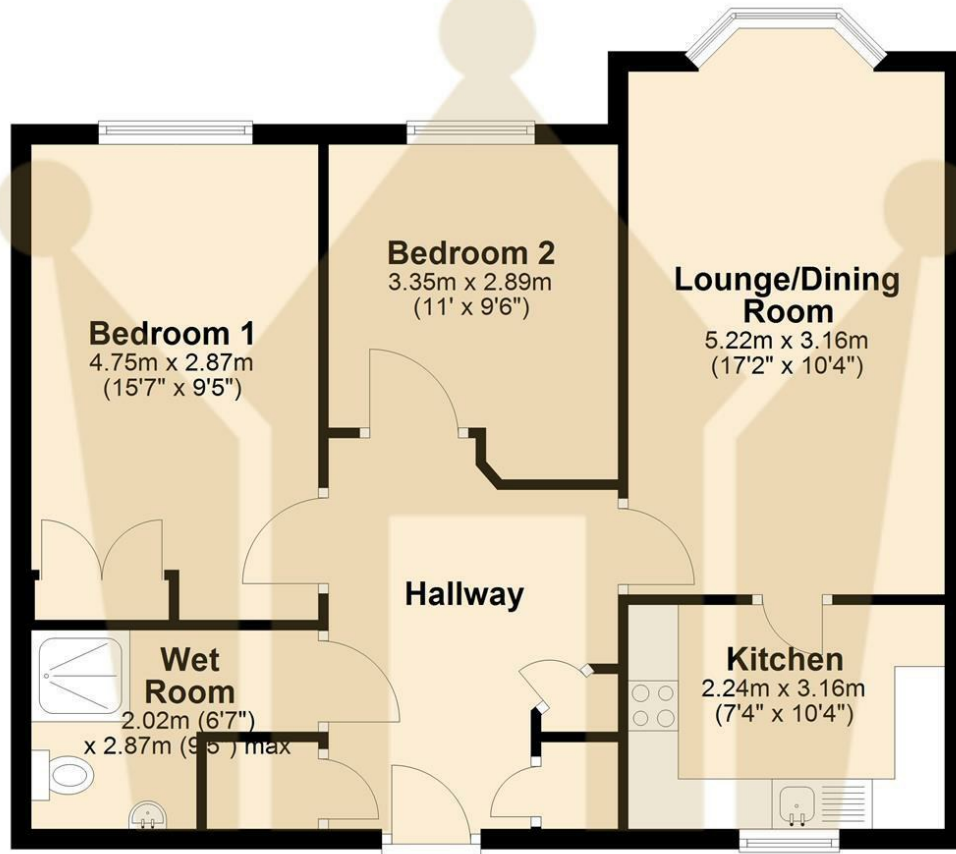




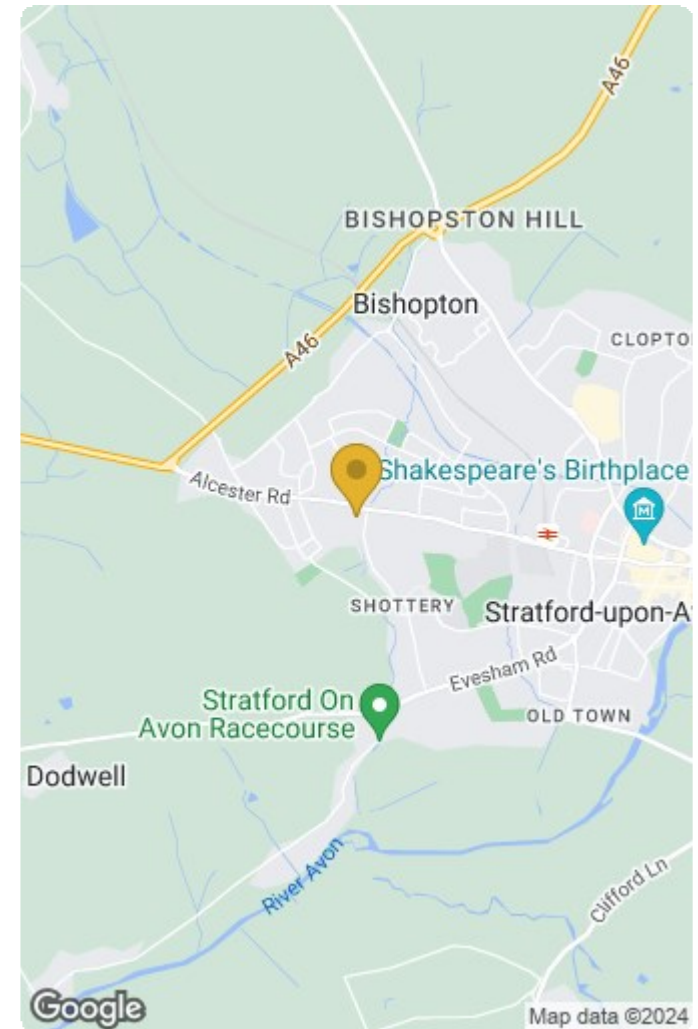


### Ground Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



Total area: approx. 64.8 sq. metres (697.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	73

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