



Clopton Road, Stratford-Upon-Avon  
CV37 6SN

In Excess of £300,000





A spacious Victorian mid-terrace townhouse offering flexible accommodation, ideal for professionals that work from home or small families. The property still boasts an abundance of character features. Conveniently located within walking distance of Stratford-upon-Avon's Town Centre and all the town has to offer, train station, Hospital and local amenities. The property has a good-sized rear garden and has good school catchment. Approached via cast iron railings and gate into a courtyard fore garden to the front entrance door which welcomes guests into the living room. Your eye is immediately drawn to the open feature fireplace giving a lovely focal point to the room not to forget the original exposed floorboards adding to the charm.

Carrying on through towards the rear of the property just before the dining room there is a door to the right that opens to stairs that descend to the lower ground floor. Previously a cellar that has been converted adding valuable space. This room can be utilised in many ways as an office, playroom/games room or an occasional bedroom.

Back on the ground floor, located to the rear, is the formal dining room. An ideal layout for those who love to entertain there is ample space to accommodate a dining table. The original cupboard in the alcove of the chimney breast provides extra storage. Original quarry tiled floor reminds you of the age of the property. A door off to the right opens to a staircase that ascends upstairs. As the dining room is next to the kitchen the chef of the house would not miss out on conversation whilst cooking up a storm for dining guests. A step down enters the kitchen.







The kitchen is fitted with plenty of cupboards and worksurfaces over and as it is a galley style kitchen everything is readily at your fingertips. The kitchen is fully functioning, however would benefit with a facelift. The side window in front of the sink allows light in and there is a gas hob with oven beneath. A door opens into the utility area having space for a fridge freezer and space and plumbing for washing machine. Doors open out to the downstairs cloakroom being fitted with W/C and wash hand basin, a must for all good homes, and a further door opens out into the garden. Heading upstairs on the first floor the master bedroom is located to the front. This is a lovely, bright room with deep fitted wardrobes which aids in keeping the room decluttered. Carrying on towards the rear of the property, here was the second bedroom, however now serves as a connecting room. This space is currently being utilised as a study and could become a walk-in wardrobe or even a games room. Off here a door to the right opens to a staircase rising to the second floor and off to the left a step down takes you into the bathroom. The bathroom is fitted with a three-piece white suite and there is an airing cupboard housing the gas central heating Combi boiler and shelving for linen and towels.



To the second floor, stairs rise into the loft area from the connecting room. The loft area has been converted, however cannot be classified as a bedroom. There is a rear window enjoying the view over the rear garden and there are eaves storage with space to stow away luggage and Christmas decorations.





Outside the rear garden is Easterly facing and is a good size for a Victorian terrace. There is a large patio area closest to the house where you can put some furniture down to enjoy summer BBQ's or to unwind after a long day's work, sipping your favourite cocktail. The garden beyond is mainly laid to lawn and there is a shed to store gardening equipment and a large mature tree. If you are green fingered this is a blank canvas for you to redesign. There is a side gate that opens into the passageway with a secured locked gate to access the street. An ideal home for professionals, first time buyers or would be a great addition to add to an investor's property portfolio for B2L or Airbnb.

Agents notes: There is a right of way across the rear garden for one neighbouring property to access the passageway that goes to the street.

Council Tax band: D

Tenure: Freehold

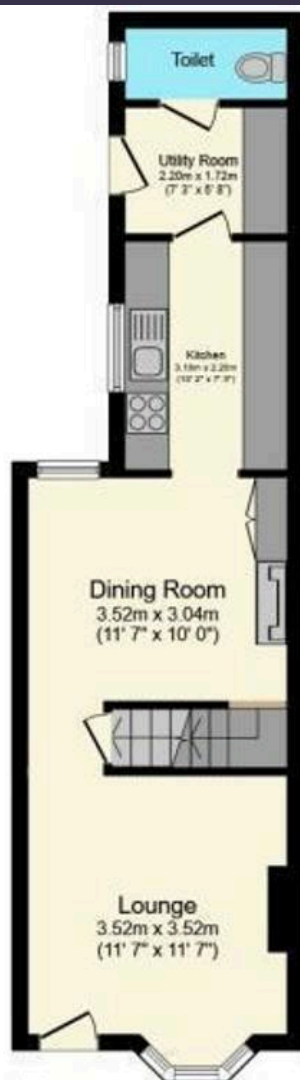
EPC Rating: E

- Victorian Townhouse
- Two/Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Area
- Downstairs Cloakroom
- Lower Ground Floor Games Room
- Upstairs Bathroom
- Loft Room
- Decent Sized Rear Garden
- Close to Town Centre, Train Station & Hospital





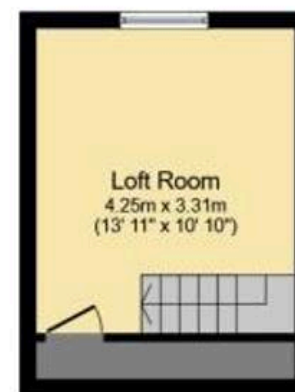
**Cellar**



**Ground Floor**



**First Floor**



**Loft Floor**

Total floor area 104.0 sq. m. (1,119 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





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