



Sanctus Road, , Stratford-upon-Avon, CV37 9AE

Offers In Excess Of £270,000



Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



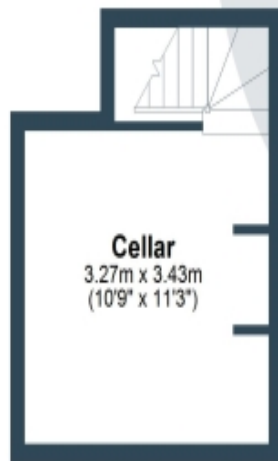
First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Basement

Approx. 13.5 sq. metres (145.8 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		81
69-80 C		
55-68 D	61	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

Who would like to live within a stroll of the shops, bars, and restaurants? Well, look no further! With the added benefit of moving in with ease as there is no onward chain, then this is the home for you.

The property enjoys the potential to improve and alter but is also ready to move into. Ideal as a first time purchase with no stamp duty to be paid or even a buy to let as the location makes an ideal rental.

Number 8 is a period home offering two reception rooms including a sitting room approached from the front door and a separate dining room. The kitchen is located at the rear of the property offering views over the courtyard garden. The added bonus is direct access to the cellar which is head height is heated and has a tiled floor, ideal as an office or occasional third bedroom.

Upstairs has benefited from the extension and offers a beautiful generous master bedroom with an original period fireplace, a further good size single bedroom, and a large bathroom with a three-piece white suite, shower over the bath, and exposed floorboards.

Outside is an ease-of-maintenance paved garden allowing access to the front via a shared passageway. Enclosed by fencing. Please note there is a legal right of way across the rear of the property for the neighboring property to the right-hand side for bins and bikes!

Viewing is an absolute must to appreciate this period, home just a stone's throw to the town centre.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools, and excellent sporting and recreational amenities. These include golf courses, swimming pool, and leisure centre, a race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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