



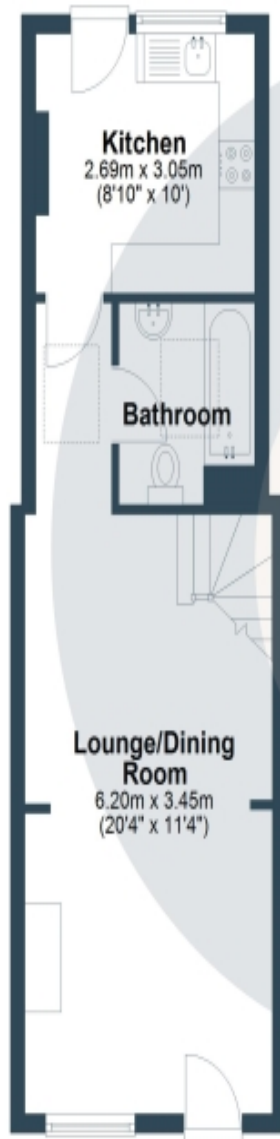
Ryland Street, , Stratford-upon-Avon, CV37 6DA

Offers In Excess Of £300,000



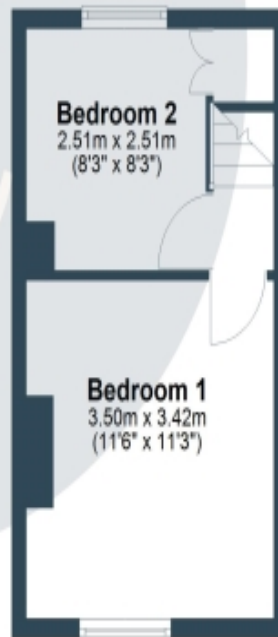
Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)




First Floor

Approx. 21.0 sq. metres (225.7 sq. feet)



Total area: approx. 57.6 sq. metres (619.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		88
81-91 B		
69-80 C	71	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Would you like to live in the highly fashionable area of Old Town? Just a stroll to the hustle and bustle of the town centre? Not to forget the opportunity to purchase a garage via separate negotiation, just the cherry on the cake!

Are period features on your wish list and no onward chain important to you for ease, then this could be the home for you. Whether it be a new home, a first-time purchase, a buy-to-let or a lock-up and leave, this home ticks all those boxes!

Ryland Street enjoys spacious accommodation with light decor and modern fittings and fixtures. There is even further potential to extend if required STPP. There is a welcoming feel as you enter into the sitting-through dining room with a gas coal effect fire and a discreetly enclosed staircase. The bathroom is conveniently located on the ground floor with a modern white suite, shower fitted over the bath, and heated towel rail. Completing the ground floor is the kitchen with a Ceramic sink, integrated appliances, views, and access to the garden.

Upstairs are two bedrooms located at the front and rear of the property. As mentioned there is potential to enlarge the upstairs and bring the bathroom upstairs SSTP.

Outside is a courtyard garden enclosed by walling, ready for the BBQ to be lit and the glasses to be filled with your favourite tipple!

Viewing is advised sooner rather than later.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

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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