



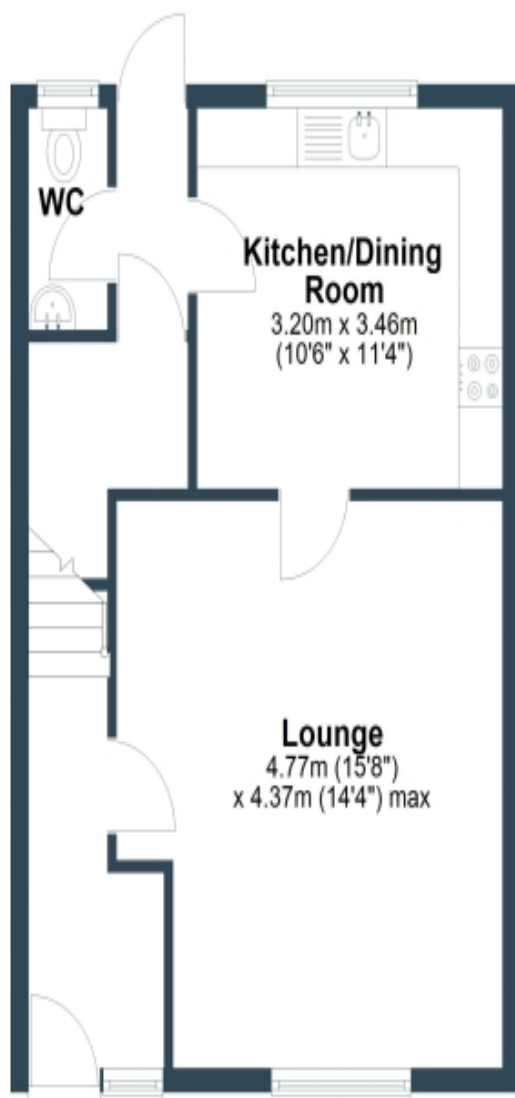
Trevelyan Crescent, , Stratford-upon-Avon, CV37 9LP

Guide Price £250,000



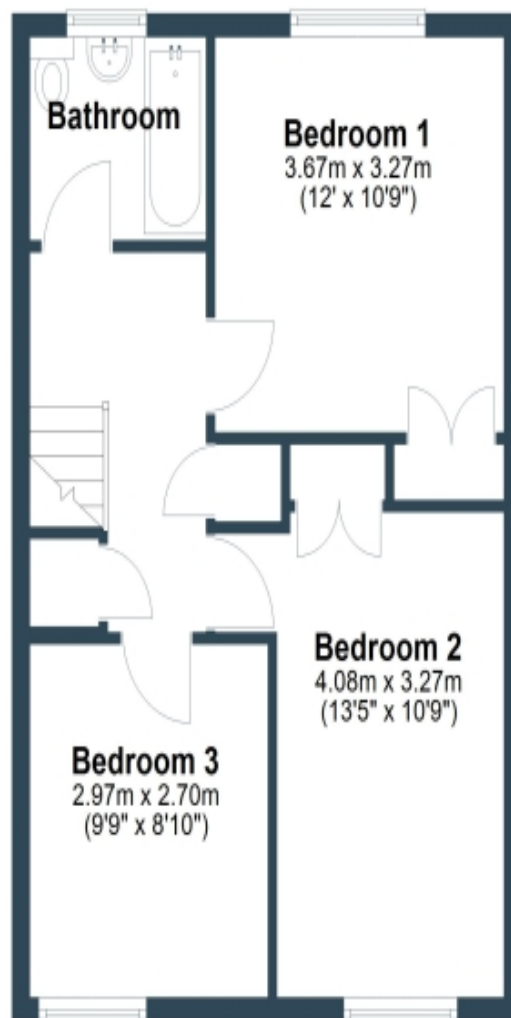
Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 86.7 sq. metres (932.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This is a superb three-bedroom family home, ready for some improvement and updating, but ideal for a family to make their own. Having been owned since the 1960's this has been a loved home, and we are keen to find the next owner who can further enjoy and love it.

Situated just North of the River Avon, ideally located for both primary and secondary schools, the train station, local shop, bus routes, and motorway links. The property enjoys well-proportioned rooms and boasts great potential for creating a beautiful property.

The front aspect overlooks a green area and park, offering a private spot on the Crescent, and the accommodation is sold with no onward chain, offering an added convenience.

Once through the front door, you enter via the hallway that leads to the sitting room, situated at the front of the property, offering enough space for relaxing and even a desk for anyone who needs space to work from home.

The breakfast kitchen is situated at the rear of the property, allowing views over the garden, and is spacious enough to accommodate a dining table. Completing the downstairs is a useful cloakroom/W.C and a large walk-in pantry cupboard.

Upstairs are three generously sized bedrooms and a family bathroom with a shower over the bath.

Outside is a mainly laid-to-lawn garden enclosed by fencing with rear gated access and a timber shed.

We advise viewing sooner rather than later to appreciate the potential this property offers.

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.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.





Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk