



College Lane, , Stratford-upon-Avon, CV37 6DD

Offers In Excess Of £325,000



Ground Floor

Approx. 37.0 sq. metres (397.7 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



Basement

Approx. 13.5 sq. metres (145.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Who is looking for a stylish refurbished home positioned in the fashionable Old Town, just a short stroll to the town centre? If you are, do not hesitate; this handsome home will not hang around.

The current owner has transformed this period home with a sympathetic extension, newly fitted dining kitchen, bathroom, and contemporary decor throughout with a mixture of neutral tones and rich colours.

Number 34 brings the convenience of town living together with the elegance of a period home that has been updated but sympathetically to its age and features. What we love about this home is the breakfast kitchen and the external timber cladding. This is what they call a modern twist blended with character!

Let's show you round... once through the front door, you enter the sitting room with its double-glazed sash window, rich colours and a feature ceramic log-burner with cast-iron surround. This room really invites you into the home and into the rest of the accommodation.

The inner hall leads to the cellar, where the current owner has it presented as a Moroccan-style dining room, ideal for a dinner party with guests.

From the sitting room leads effortlessly to the dining kitchen that has been fitted with a range of shaker-style navy units with a fitted electric induction hob and oven. Further space for a fridge freezer, washing machine, and dishwasher. Double French doors open onto the newly landscaped garden, ready for a chilled glass and alfresco summer dining.

The ground floor is completed with a boutique-style bathroom with a feature freestanding bath and complementary tiling to the walls and floor. Running a bubble bath after a hard day is a must!

Upstairs are two double bedrooms positioned at the front and rear of the property.

Outside is a walled and fenced enclosed garden laid to lawn with a patio seating area. There is useful side-gated access.

Parking is via a permit obtained from the local council.

Viewing is an absolute must to appreciate the elegance of the property and its position.

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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