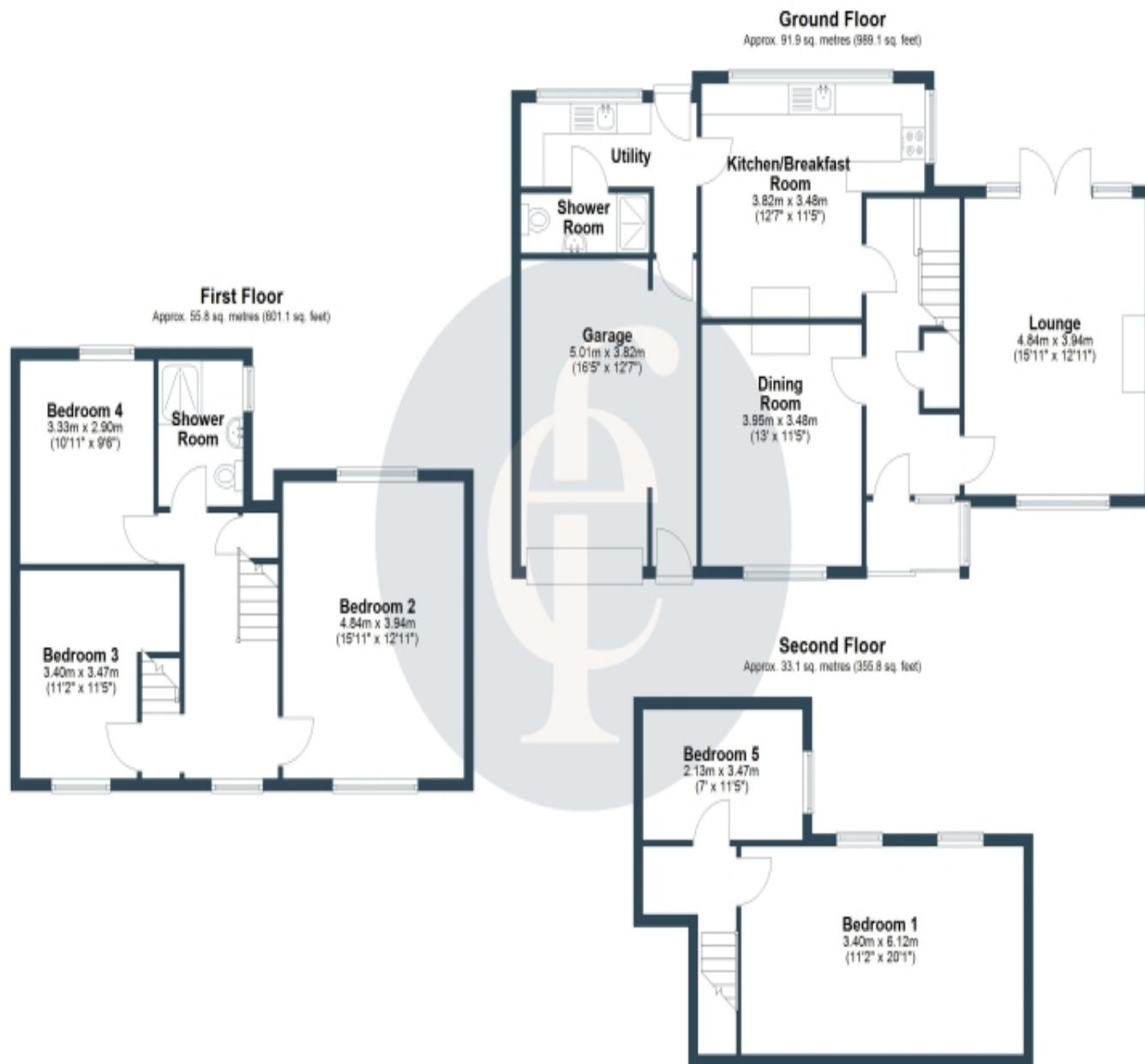




Bridgetown Road, , Stratford-upon-Avon, CV37 7JH

Offers In Excess Of £550,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Built in the 60's but extended and altered over more recent years is this double-fronted four-bedroom detached family home being arranged over three floors. Occupying a prominent corner plot within a short stroll of the town centre. The current owner has lovingly maintained this handsome property since the 70's, and although we feel it could benefit from some modernisation, the home is beautifully presented and immaculate throughout. Positioned in the idyllic Bridgetown Road, just a short stroll to the town centre, is this fabulous four-bedroom detached family home. Number 132 is an ideal opportunity for any family looking to be within the highly regarded Bridgetown school catchment. Bridgetown Road is a popular residential road in Stratford-upon-Avon, just 0.75 miles from the town centre and within easy walking distance of local schools, shops and local amenities. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company.

What we love about this property is the spacious rooms, versatile layout, and the convenience of no onward chain. The property offers a private plot enclosed by conifer hedging leading into a block-paved driveway allowing ample parking for 4-5 cars. Number 1 is then accessed via a porch leading to an entrance hall that offers access to all rooms and the first floor. Thoughtfully laid out behind the front door and on either side of the hallway is a spacious sitting room with access to the garden, and then to the alternate side is the dining room. At the rear of the property is a breakfast kitchen with views over the garden and a separate utility room with a cloakroom/W.C. The utility offers pedestrian internal access to the garage. The layout offers a vision to alter to create a larger open plan kitchen, becoming the hub of the house. On the first floor is a generous master bedroom with dual aspect and a range of fitted wardrobes. There are two further double bedrooms and a shower room with a walk-in shower and a vanity unit. The loft was converted in the 80s to create a further bedroom and dressing room. It should be noted that this floor could be devoted to a master suite and adapted to create a master retreat and en-suite, subject to the necessary planning permissions. Located off the landing is further storage via a door into a boarded loft area with a window. Outside the private garden is laid to lawn with a patio seating area. Wrapping itself from the rear to the majority being at the side, enclosed by hedging and fencing with planted borders. There is useful side-gated access leading to the front driveway. We recommend viewing to appreciate the potential and position of this family home.

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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