



# FOR STARTERS



OFFERS IN EXCESS OF  
£435,000

## MAIN COURSE

This impressive three double-bedroom townhouse is situated in a prime Stratford Town Centre location, set within a secure gated courtyard. The property benefits from one allocated parking space and an additional visitor's space, and it is available for sale with no chain, making it perfect as a lock-up-and-leave or an investment purchase.

Arranged over four floors, this substantial property is presented nicely throughout. On the ground floor, you are greeted by an entrance hallway leading to a large kitchen diner. The kitchen is fitted with light wood effect units and includes an electric oven, gas hob with cooker hood, fridge freezer, and dishwasher. There is ample space for a large dining table or a sofa, making it a versatile living area. Additionally, a large storage cupboard provides the perfect space for household essentials.

The first floor features a well-proportioned and bright living room, with enough room for large sofas and a table if required. A handy cloakroom on this floor is fitted with a white suite, including a WC and wash hand basin.

The second floor houses two double bedrooms, both with built-in wardrobes, and a family bathroom fitted with a white suite and a shower over the bath.

On the top floor, you will find a lovely main bedroom with a feature



vaulted ceiling and access to a large balcony with views over Stratford Town Centre. Although there isn't a garden, this balcony offers the perfect spot for relaxing with your favourite tippie.

This freehold property is low maintenance and offers secure off-road parking right in the heart of Stratford Town Centre. With its prime location, spacious layout, and modern amenities, this townhouse is an exceptional find.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - D



N/A



Mains Services  
Gas, Electric, Water



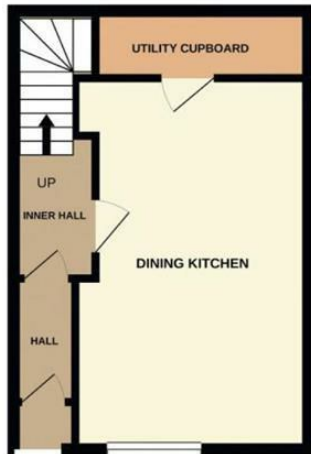
Heating System  
Gas Central Heating



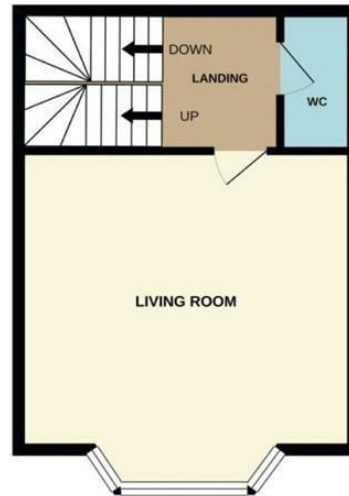
Stratford High  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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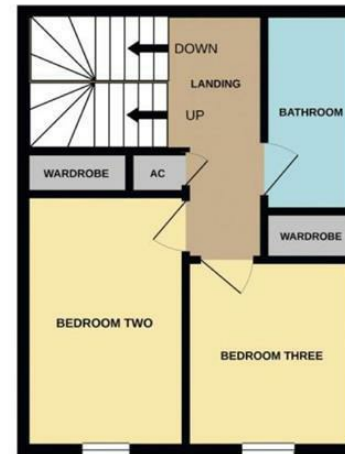
GROUND FLOOR



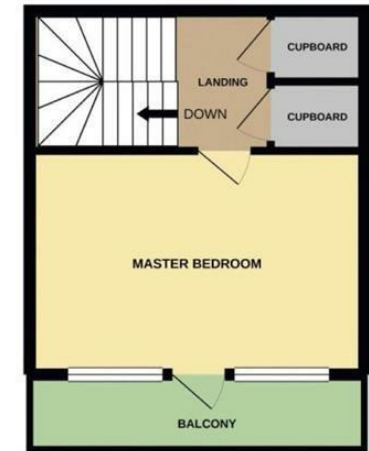
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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