



FOR STARTERS



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£399,950

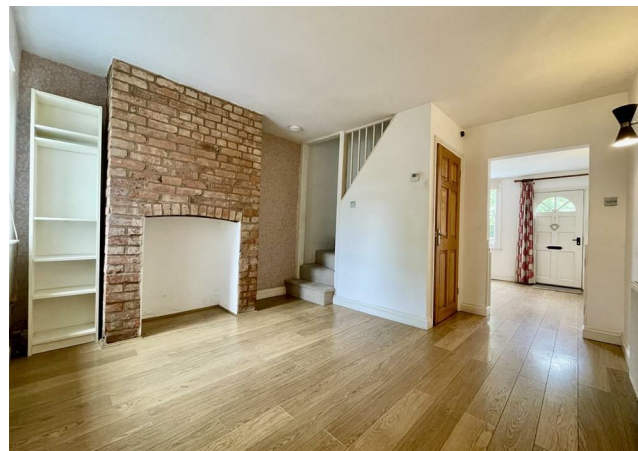
MAIN COURSE

Nestled in the heart of Old Town, this charming two-bedroom cottage boasts a delightful rear garden and a cellar, all within walking distance of the bustling town centre. With no onward chain, this property offers a rare opportunity to make it your own.

As you step inside, you'll be greeted by the warm and inviting sitting room, complete with a feature fireplace that houses a wood burning stove. The room is beautifully lit by a window to the front, and the wood effect flooring adds a touch of warmth and character. The room flows seamlessly into the dining room, which features a second fireplace (currently closed) and a window to the rear. A door leads through to the cellar, which boasts a lightwell to the front, exposed brick walls, and flagstone flooring.

The kitchen is a delightful space, with a range of matching wall and base units. The wooden work surface incorporates a one-and-a-half bowl ceramic sink with drainer, and there's ample space for a gas cooker with extractor fan hood over. A fridge freezer can be fitted into the available space. A separate utility area is accessed via a doorway, where you'll find space for a washing machine and a wall-mounted combination boiler. The utility area also opens into a convenient cloakroom, which features an opaque window to the rear, a WC, wash hand basin, and tiled flooring throughout.

The first floor landing is home to two generous bedrooms, each with its own unique character. The front bedroom boasts two sets of fitted



single wardrobes, while the rear bedroom features a fitted double wardrobe. The family bathroom is accessed via the landing, and it's tastefully decorated with an opaque window to the side, a bath with shower attachment, pedestal wash hand basin, WC, and linen cupboard. The bathroom is completed with wood effect flooring.

Outside, the rear garden is a true gem, offering a mix of paved pathways, patios, and lawn areas. Mature shrubs and trees provide a peaceful backdrop, and an outside light and tap add practicality. A stone chipping seating/storage area is situated to the rear of the garden, complete with a timber shed - perfect for storing garden tools or outdoor furniture.

This charming cottage offers the perfect blend of character and functionality, making it an ideal choice for anyone looking for a home in the heart of Old Town. With its extended accommodation, beautiful rear garden, and cellar, it's sure to impress!

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



South-East
Facing



Mains - Gas Electric,
Water, Drainage



Heating System
Gas



Stratford Primary
School

WHY NOT TAKE
A LOOK INSIDE?
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11 College Street, Stratford upon Avon



Approximate Gross Internal Area
Cellar = 16.20 sq m / 174 sq ft
Ground Floor = 38.24 sq m / 412 sq ft
First Floor = 32.59 sq m / 351 sq ft
Total Area = 87.03 sq m / 937 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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