



# FOR STARTERS



GUIDE PRICE  
£320,000

## MAIN COURSE

A Well Balanced Three-Bedroom Semi-Detached Home Walking Distance from Stratford-upon-Avon Town Centre

Welcome to this three-bedroom semi-detached property, perfectly positioned within easy access to local schools, the town centre, the train station and canal side walks. All within easy walking distance but also located on a frequent bus route. Positioned on a road leading into a close, passing traffic is minimised offering a quiet position without compromising convenient accessibility to amenities. This well-located home offers off-road parking, which could be extended to accommodate more vehicles in addition to a useable garage which offers the potential to be converted if desired.

As you enter the property, you'll find a useful porch that leads into the comfortable lounge. This inviting space features a large window that lets in plenty of natural light and a feature stone surround fireplace with a gas fire. From the lounge, stairs lead up to the first floor.

At the rear of the property is the kitchen/diner, which boasts patio doors opening onto a well-presented garden. The kitchen is fitted with light oak effect units, providing ample worktop space for meal preparation. It includes a fitted gas cooker with an extractor fan, as well as fan under counter fridge. There is also a useful storage cupboard.

Upstairs, you'll find three good-sized bedrooms: two generous doubles and a smaller double/generous single. The master bedroom is located at the front of the property, all bedrooms feature a large window adding to the sense of space. The landing includes a useful cupboard that was previously an airing cupboard, now fitted with a radiator serving as a useful drying cupboard. The bathroom is fitted with a white suite, with shower over the bath and a sink, the room being fully tiled for ease of upkeep. Next to this



is a separate toilet.

Outside. the garden is mainly laid to lawn with a patio area that leads out from the dining area. It features planted borders and is not directly overlooked from the rear, providing a sense of privacy. To the side of the property is a secure gated, covered passageway, useful for amenable storage of items with a conveniently located side door leading into the kitchen.

This well balanced property is perfect for those looking for a well-connected location and the potential to make the space their own or even extend. Don't miss the chance to make this house your home!


Offered with no onward chain.

Call now to arrange your viewing.




# KEY INGREDIENTS


 Tenure  
Freehold

 Council Tax  
Band - C

 EPC  
Band - D

 North Facing

 Mains Gas, Electric  
& Drainage

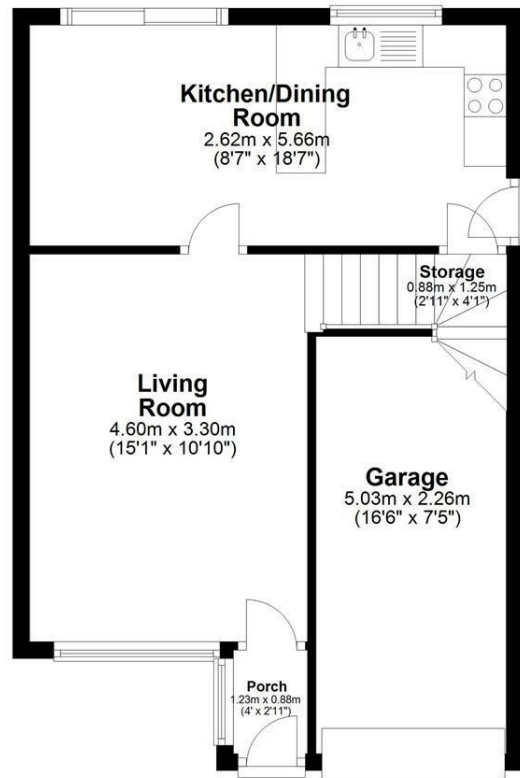
 Gas Central Heating  
System  
TBC

  
Bishopton Primary  
School

WHY NOT TAKE  
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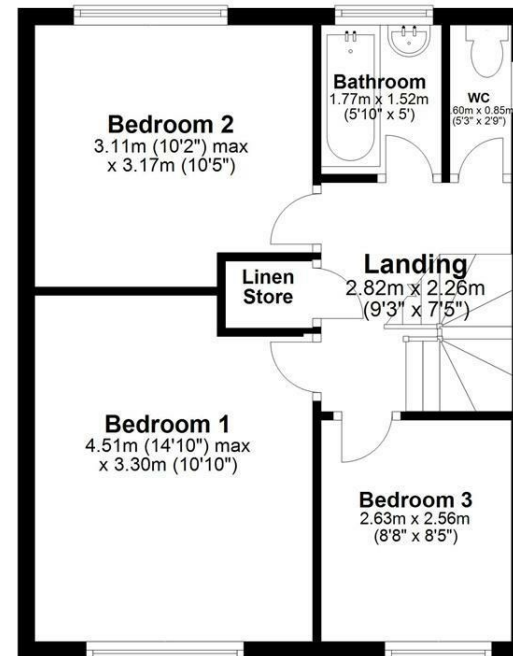
## Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 88.7 sq. metres (955.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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