



# FOR STARTERS



ASKING PRICE  
£365,000

## MAIN COURSE

Welcome to your dream home! This delightful Victorian-era residence, boasting three bedrooms, harmoniously blends timeless charm with modern conveniences. Located just a leisurely stroll from the heart of town, this property offers an ideal combination of historical allure and urban accessibility. Perfect for families, professionals, or anyone seeking a touch of elegance and comfort, this home promises a lifestyle of ease and sophistication.

Nestled on a popular street, the home's classic Victorian façade stands out with its intricate style, elegant windows, and an inviting front porch. This space has plenty of room to hang your coats and kick off your shoes. Stepping inside, you are greeted with an inviting and cosy lounge, featuring a large window to the front, a stylish fireplace and high ceilings with elegant covings. This room is spacious, light and airy, with plenty of room for your furniture.

The adjacent formal dining room is ideal for hosting dinner parties, or could simply be used as another living space. Adding to the convenience this property has to offer, there is a WC located underneath the stairs.

The dining area opens into a beautiful and meticulously designed kitchen area, with an open utility space to the left. The kitchen is fitted with integrated appliances including a fridge/freezer, microwave and a dishwasher. The kitchen comprises plenty of countertop space, perfect for preparing your meals. A set of French doors forms the backdrop of this stunning kitchen, leading directly onto a lush garden. These doors allow natural light to flood the entire room and providing a picturesque view of the verdant outdoor space.

Leading upstairs takes you to the landing, with all rooms coming off. The master bedroom boasts high ceilings and a sash window, keeping to the Victorian charm of this property. The two further bedrooms are well presented, with the third having a walk in wardrobe like feature as you enter the bedroom. The main family shower room, boasts a double shower and modern units.



A bonus feature is the loft space, which is boarded, and insulated with a pull down ladder. It simply is a blank canvas brimming with potential, waiting to be transformed by the next owners

The sunny garden to the rear is delightful. Basking in sunlight throughout the day, this outdoor space is perfect for gardening enthusiasts, sun-seekers, and anyone looking to create their own outdoor retreat.. Nestled at the bottom of the garden is an added bonus of a Summer House which is currently seeking your attention! Whether you transform this as a home office, artist's studio, or a cosy retreat, it has the potential to offer a quiet escape from the main house.

This stunning Victorian home is a rare find, offering a unique blend of historical elegance and modern comfort. Its prime location, beautiful garden, and thoughtful updates make it an ideal choice for any buyer. Don't miss the opportunity to own a piece of architectural history in one of the most desirable areas of town. Schedule a viewing today and come and see what this property has to offer!



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - E



West Facing Garden



Mains Electric,  
Water, Drainage



Gas Central Heating



Bishopston Primary  
Stratford High

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, built-in 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 treated as such for any prospective purchaser. The services provided and assistance given here are best-effort and no guarantee.

**FOR MORE INFO AND  
TO SEE OUR OTHER  
LOVELY PROPERTIES  
CHECK OUT OUR WEBSITE**

**MOVEWITHEDWARDS.CO.UK**

**HAVE YOU GOT  
A PROPERTY  
TO SELL?  
WE'D LOVE TO  
HAVE A CHAT  
01789 414222**

**DID YOU KNOW WE ALSO  
DO MORTGAGES.  
FOR FREE ADVICE  
SPEAK TO  
ONE OF OUR  
CONSULTANTS**

