





# FOR STARTERS



OFFERS IN EXCESS OF  
£375,000

## MAIN COURSE

**\*\*An Exceptional Opportunity Awaits!\*\***

This charming three-bedroom semi-detached home, available with no onward chain, offers an incredible chance for those looking to make their mark on a property. Nestled on a substantial plot that extends to the side and rear, this home not only enjoys a prime position overlooking the Green onto Evesham Road but is also just a short stroll from Stratford-upon-Avon's vibrant town centre. With endless potential for extension (subject to planning permission), this property is brimming with possibilities.

While the interior may benefit from some modernisation, the essential upgrades have already been taken care of. The electrics and heating have been updated within the last five years, and double glazing was installed around 15 years ago, making this a comfortable and liveable space while you plan your dream home.

The true gem of this property, however, is the expansive, south-facing rear garden and generous side plot. Properties this close to town, boasting such extensive outdoor space, are a rare find indeed. The side plot currently provides off-road parking for up to three vehicles, adding convenience to this already impressive home.

Inside, you'll find a welcoming hallway, a bright and airy lounge/dining room with views over the stunning garden, a functional kitchen, two spacious double bedrooms, a well-proportioned single





bedroom, and a family bathroom.

With its unbeatable location, abundant space, and enormous potential, this property won't stay on the market for long. Don't miss out—arrange your viewing today!

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



South Facing Garden



Mains Services  
Gas, Electric, Water

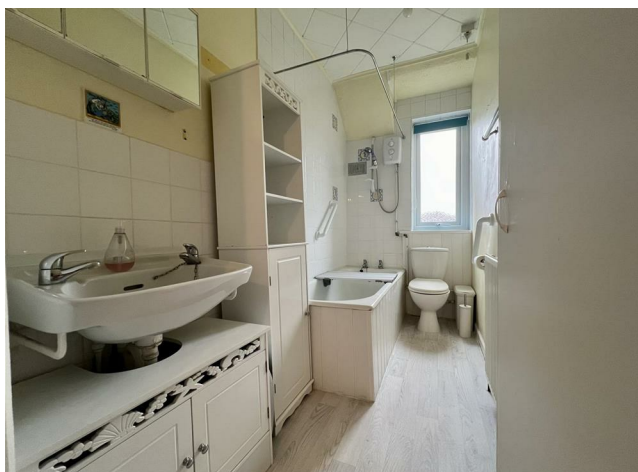


Heating System  
Gas Central Heating



Stratford High  
School

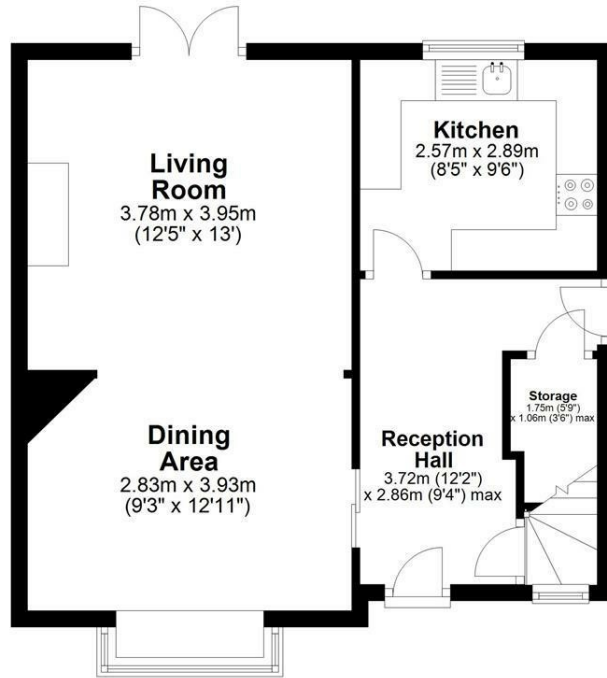
WHY NOT TAKE  
A LOOK INSIDE?  
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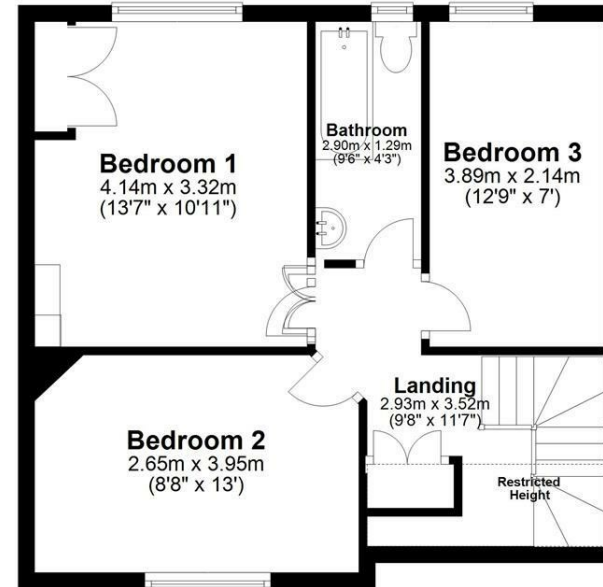
### Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 92.2 sq. metres (992.0 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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