

**FOR SALE**



**Squirrels Street, Stratford-upon-Avon**

**3 Bedroom, 2 Bathroom, Mid Terraced House**

**£330,000**





- Three bedrooms
- Spacious living room
- Downstairs cloakroom
- Primary bedroom with en-suite
- Private rear garden
- Garage & off road parking
- Conveniently located

A well presented, modern three-bedroom terrace home offering bright and spacious accommodation throughout. The property features a stylish open-plan sitting, dining, and kitchen area, along with downstairs cloakroom, a family bathroom and a private en suite to the principal bedroom.

Externally, the home benefits from a garage and parking. Ideally positioned in a quiet, tucked-away location just off Bishopton Lane, it is conveniently close to Stratford Parkway and offered for sale with no onward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### HALL

9' 7" x 4' 3" (2.92m x 1.3m)

#### KITCHEN/LIVING AREA

26' 7" x 15' 5" (8.1m x 4.7m)

#### CLOAKROOM

5' 7" x 3' 1" (1.7m x 0.94m)

#### LANDING

6' 0" x 5' 11" (1.83m x 1.8m)

#### BEDROOM

10' 3" x 9' 2" (3.12m x 2.79m)

#### ENSUITE

6' 8" x 4' 1" (2.03m x 1.24m)

#### BEDROOM

7' 5" x 6' 7" (2.26m x 2.01m)

#### BEDROOM

10' 2" x 8' 5" (3.1m x 2.57m)

#### BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

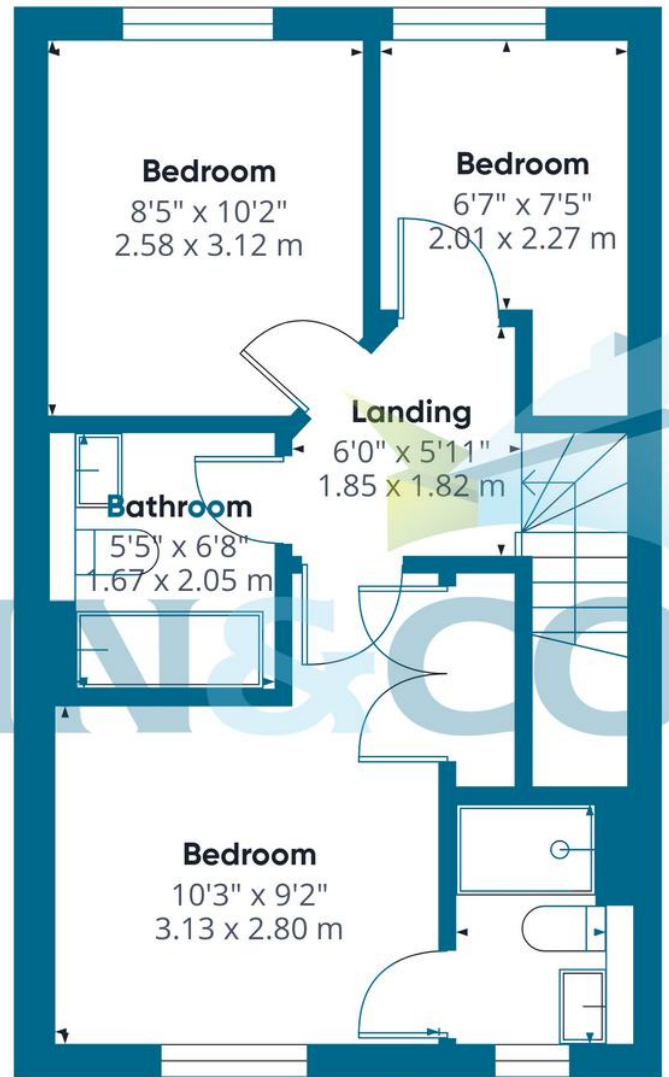
#### GARDEN

#### GARAGE

#### TENURE

The property is understood to be freehold. We have been advised by the sellers there is a current estate charge of £162 per annum, this information should be checked and verified by your legal representative.





**Approximate total area**

768 ft<sup>2</sup>

71.3 m<sup>2</sup>

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

