



  
**EDWARDS**

ESTABLISHED 2002  
— 38 —

**BARTLETT'S AVENUE  
STRATFORD-UPON-AVON CV37 9AF**

# FOR STARTERS



OFFERS IN EXCESS OF  
£299,950

## MAIN COURSE

This beautifully presented two double bedroom home is offered in excellent condition throughout and is truly ready to move straight into. Ideally positioned for small families and professionals alike, the property enjoys superb access to highly regarded local schools, canal-side walks leading directly into Stratford-upon-Avon, and excellent commuting links including nearby motorways and the local train station.

To the front of the property, there is convenient side-by-side parking for two vehicles. Upon entering, you are welcomed by a bright and inviting hallway, with the staircase set neatly back to create a spacious feel. To the right, the modern kitchen offers fully integrated appliances, contemporary upgrades, and ample space for a small breakfast table. Continuing through the hallway, you will find a useful downstairs WC and a generous storage cupboard.

Positioned at the rear of the home is a well-proportioned lounge dining room, offering space for a four-seater dining table and comfortable living furniture. Large french doors open directly onto the rear garden, allowing natural light to flood the room.

Upstairs, the property provides two fantastic double bedrooms. The master bedroom, located at the rear, enjoys a large window framing far-reaching countryside views. The second double bedroom sits to the front of the property and benefits from two windows that enhance the room's brightness, as well as its own built-in storage cupboard. The



main bathroom is finished in a neutral, modern style.

The rear garden is designed for low-maintenance enjoyment, featuring a patio area ideal for outdoor dining, a lawn, and a useful garden shed. With its modern finish, excellent layout, this property offers an ideal home for first-time buyers, downsizers, or investors. Immaculately maintained and ready to move into, it's a superb opportunity to secure a comfortable and well-connected home in a sought-after area. Early viewing is highly recommended.

#### Estate Charges:

The property is subject to a service charge payable to a third-party management company. The current charge is £97.50 per year. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. Further details are available on request.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - B



East Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Bishopton Primary  
Stratford High School

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