

Bywater Cottage, 22 Kendall Avenue, Stratford-upon-Avon, Warwickshire, CV37 6SQ

- Three Bedrooms
- Two Reception Rooms
- Walking Distance to Town Centre
- Backing onto Stratford Canal
- Gated Access to Canal Towpath
- Driveway Parking for Two Cars
- New Gas Boiler Fitted in 2025
- No Onward Chain

3 1 2

£350,000

A three bedroom home situated within walking distance of Stratford-upon-Avon town centre, backing onto the Stratford Canal. Offering two reception rooms, an enclosed rear garden and driveway parking for two cars, and also offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

Entrance hall with an under stairs storage cupboard with plumbing and electrics for a washing machine/tumble drier. The sitting room features a bay window to the front and a fireplace with decorative surround and mantel, whilst the separate dining room has patio doors opening onto the rear garden. The kitchen is fitted with a range of matching wall, base and drawer units with work surfaces incorporating a stainless steel sink and drainer and electric hob. There is also an integrated oven, extractor canopy and space for a dishwasher or washing machine and a fridge freezer.

To the first floor, the landing provides access to a loft space. There are three bedrooms, one benefiting from built-in wardrobes, together with a bathroom fitted with a white suite comprising a P-shaped bath with shower over, WC and wash hand basin with storage beneath.

Outside, the rear garden has a decked seating area leading to artificial lawn, with a further paved seating area at the rear and a garden shed. Gated pedestrian access leads directly onto the Stratford Canal towpath. To the front, a driveway provides off-road parking for two vehicles.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas fired central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

AGENTS NOTE: The property also benefits from a replacement gas boiler fitted in 2025 and a roof replacement carried out in approximately 2014.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Nov 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







22 Kendall Avenue, Stratford-upon-Avon



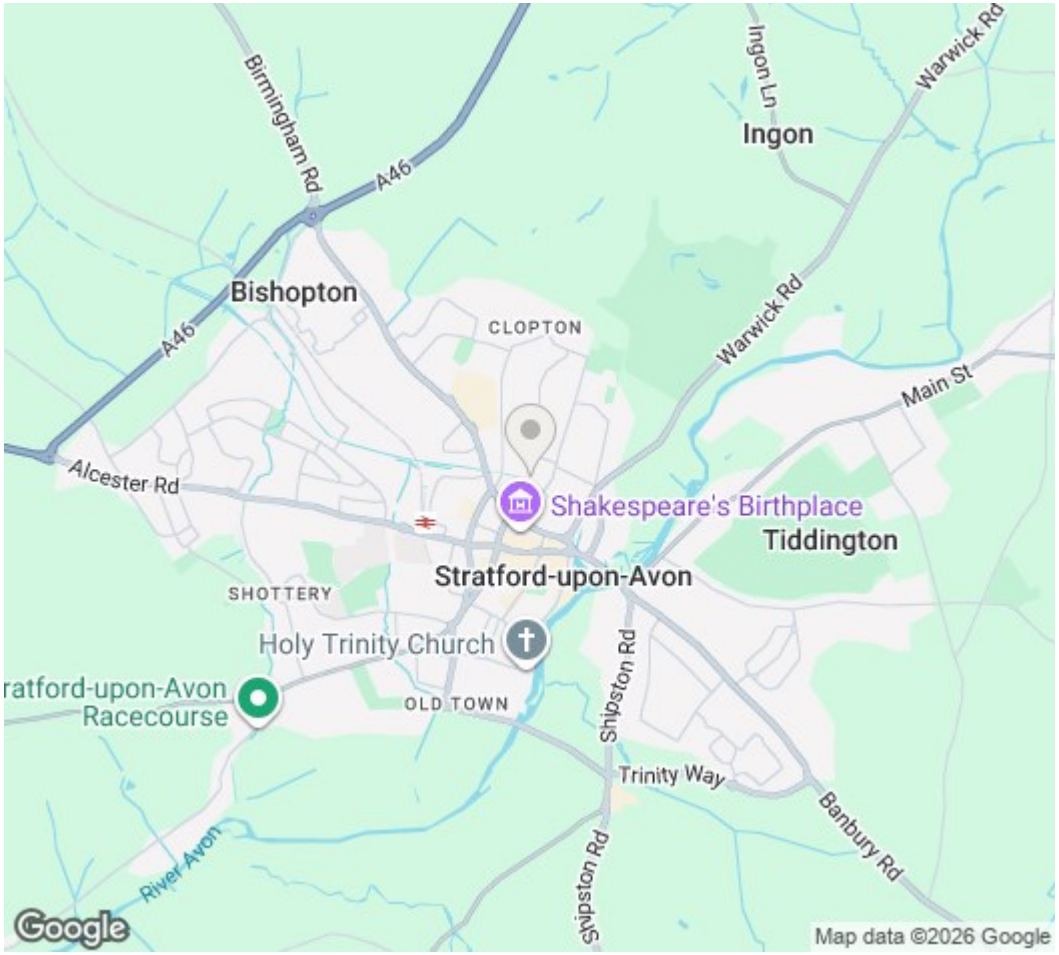
Ground Floor First Floor

Approximate Gross Internal Area
Ground Floor = 38.45 sq m / 414 sq ft
First Floor = 37.14 sq m / 400 sq ft
Total Area = 75.59 sq m / 814 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.







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Peter Clarke

Winkworth