

EDWARDS

ESTABLISHED 2007

SAFFRON WALK

STRATFORD-UPON-AVON CV37 6GN

FOR STARTERS

2 1 1

PER MONTH

£1,200 Per Month

MAIN COURSE

A well-presented two-bedroom terraced home, situated in a quiet cul-de-sac in the highly sought-after Old Town area of Stratford-upon-Avon. Ideally positioned just a couple of minutes' walk from the River Avon and within easy walking distance of the town centre.

The ground floor offers a spacious open-plan living, dining and kitchen area, featuring attractive wooden flooring throughout. The living area benefits from a feature fireplace and bay window with fitted shutters, while the kitchen provides a range of fitted units, integrated appliances and a breakfast bar. Patio doors lead directly onto the enclosed rear garden. There is also a convenient downstairs WC.

Upstairs, the property offers two good-sized double bedrooms, both benefiting from built-in wardrobes and dedicated desk areas, ideal for those working from home. The main bedroom enjoys direct access to the spacious bathroom, which features a bath with overhead rainfall shower, vanity wash basin and heated towel rail.

Externally, the property benefits from an enclosed, low-maintenance rear garden with a generous decked seating area, gravelled garden and established shrubs, providing a pleasant space for outdoor relaxation.







LOCATION



KEY INGREDIENTS

Tenure
N/A

Council Tax
Band - D

EPC
Band - C

South facing
garden

Heating system
Gas central heating

Stratford-Upon-Avon Primary School

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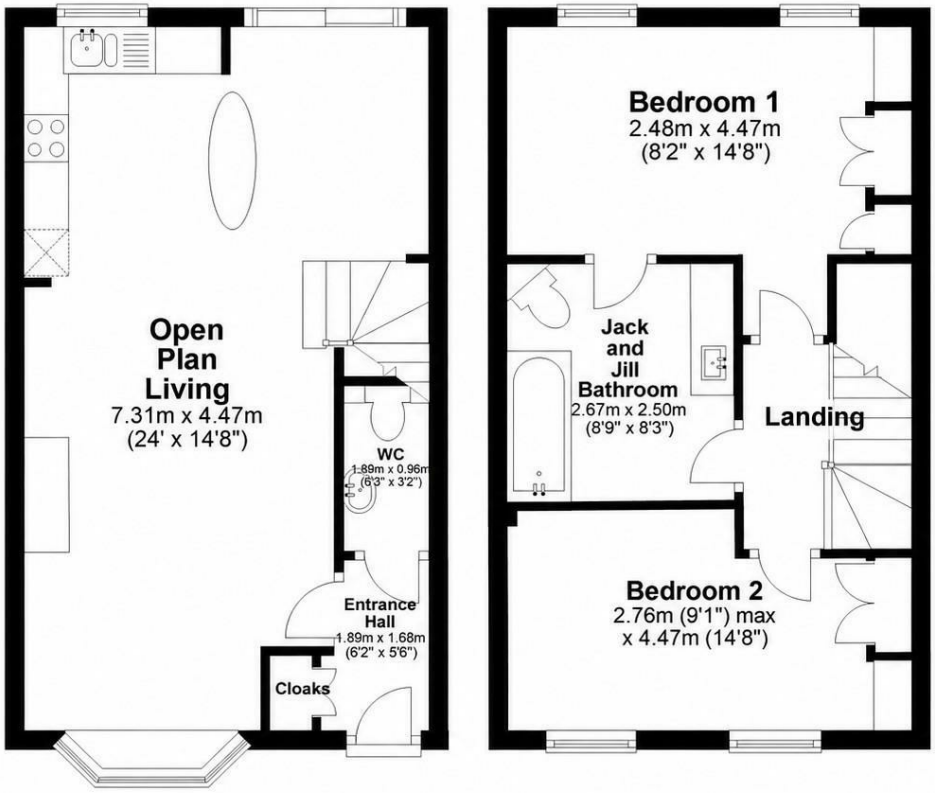


Ground Floor

Approx. 46.6 sq. metres (501.2 sq. feet)

First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 82.1 sq. metres (883.3 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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