

3 Bedroom Terraced for Sale - £450,000

Sanctus Road, Stratford upon Avon, CV37 9AE



KEY FEATURES

- 3 Double Bedrooms • Short Walk to Town Centre • 2 Generous Reception Rooms • Large Rear Garden •
- Separate Study/Home Office • Driveway Parking • Cellar • Attractive Period Features • Offer 1400 Sq Ft

Description

A substantial and characterful period home offering around 1,418 sq ft of accommodation, with valuable driveway parking, three double bedrooms, two generous reception rooms, a separate study and cellar, together with a particularly long rear garden - all within an easy walk of Stratford-upon-Avon town centre.

The attractive red-brick frontage, bay window and distinctive stained-glass front door give the house plenty of kerb appeal, while inside there is considerably more accommodation than the frontage might suggest, with period features sitting comfortably alongside some very useful modern additions.

The entrance hall leads into the front dining room, a generous reception room with a bay window and fireplace, providing plenty of space for a large dining table and additional furniture.

Beyond is the lounge, an excellent-sized room, featuring a particularly attractive period fireplace with decorative tiled inserts. There is ample room for comfortable seating, while stairs from here also provide access to the cellar, giving useful additional storage.

To the rear, the kitchen is fitted with a good range of units with space for appliances and leads through to a separate study. With windows to two sides, this is a great additional room and provides a dedicated space for working from home without having to sacrifice one of the bedrooms.

On the first floor are two generous double bedrooms. The principal bedroom extends across the front of the house and has extensive fitted wardrobes, while bedroom two is another excellent double with further fitted storage. The bathroom is unusually spacious for a property of this style and includes a bath with shower over, WC and wash basin.

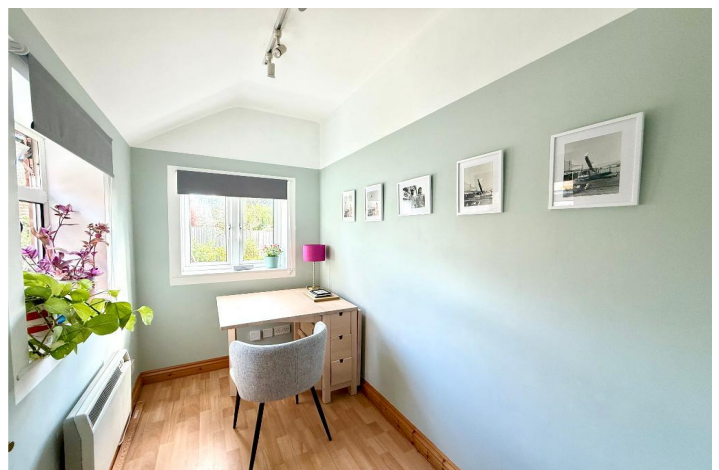
A further staircase rises to the converted loft, where there is a third double bedroom, with 2 Velux roof windows and plenty of usable floor space.

One of the property's real surprises is the length of the south-facing rear garden. A paved seating area immediately behind the house provides space for outdoor furniture, with the garden continuing into a long lawn beyond.

Sanctus Road is particularly well placed for anyone wanting to enjoy Stratford on foot, with the town centre within an easy walk, along with its excellent range of shops, cafés, restaurants, leisure facilities and theatres. Stratford-upon-Avon railway station and a good selection of local schools are also readily accessible.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band D with Stratford on Avon District Council.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		