



# FOR STARTERS



GUIDE PRICE  
£340,000

## MAIN COURSE

**\*\*A Three-Bedroom Townhouse in a Prime Stratford-upon-Avon Location - Offered with No Onward Chain\*\***

Situated in a highly sought-after position within easy walking distance of both the historic town centre of Stratford-upon-Avon and the ever-popular Maybird Shopping Park, this three-bedroom townhouse offers well-proportioned accommodation arranged over three floors. The property is perfectly liveable as it stands but would now benefit from some general internal updating, presenting an excellent opportunity for buyers to personalise and add value.

Upon entering, you are welcomed into a bright entrance hallway. To the right is a downstairs W.C. along with a useful storage cupboard for coats and everyday items. To the left, the kitchen is fitted with a range of high-gloss units, incorporating an integrated oven, gas hob and dishwasher, with additional space for further appliances.

To the rear of the property, the living room is a generously sized and light-filled space, ideal for both relaxing and entertaining. A feature fireplace provides a focal point, while French doors open out onto the rear garden. There is also a large under-stairs cupboard, offering valuable additional storage.

The first floor comprises two good-sized double bedrooms, both enjoying plenty of natural light, served by a family bathroom with contemporary-style fittings. This level offers flexibility for a range of



uses, including guest accommodation, children's rooms or a home office.

Occupying the entire top floor, the principal bedroom suite provides an impressive and private space, incorporating a generous bedroom area, a separate dressing space and an ensuite shower room.


Externally, the rear garden is fully enclosed and mainly laid to lawn, with a patio area providing space for outdoor seating. The property also benefits from a single garage located en-bloc, with parking available in front.

Offered for sale with no onward chain, this property represents a fantastic opportunity to acquire a well-located home with scope for improvement in one of Stratford's most desirable areas.




# KEY INGREDIENTS


 Tenure  
Freehold

 Council Tax  
Band - E

 EPC  
Band - C

 South East Facing Rear  
Garden

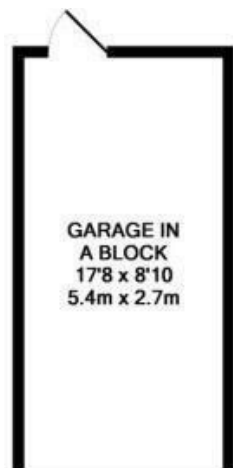
 Mains Gas, Electric,  
Water & Drainage

 Heating System  
Gas Central



Thomas Jolyffe  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 548 SQ.FT.  
(50.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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