



**3 Brook Terrace Brook Lane, Newbold On Stour**

Guide Price **£325,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 3 Brook Terrace Brook Lane

Newbold On Stour, Stratford-Upon-Avon

Charming three bedroom end terrace in Newbold On Stour with versatile living spaces, rear garden, driveway, and original character. Ideal for families seeking village life.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

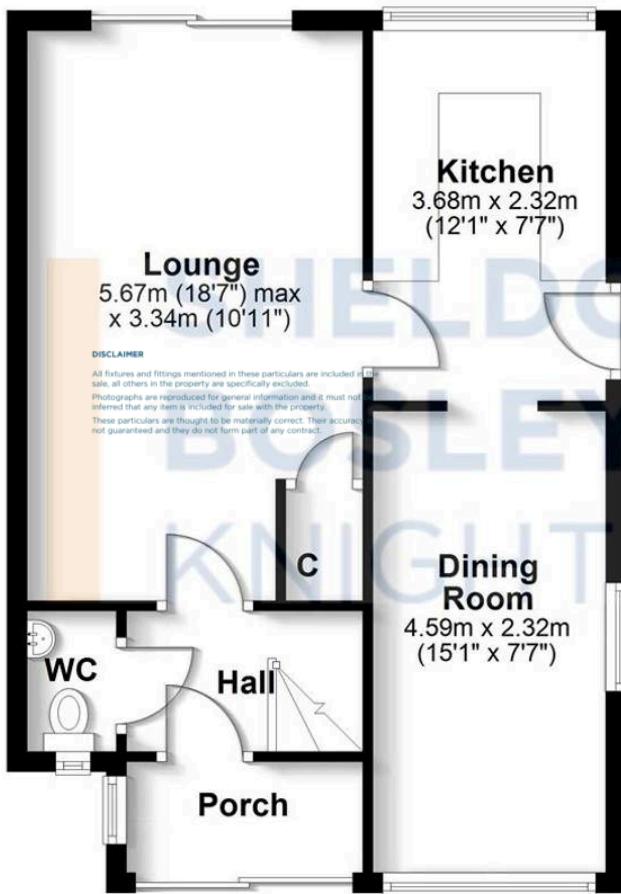
- Sought After Location
- End Of Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Driveway To Front
- Enclosed Rear Garden
- Ideal First Time Purchase
- No Onward Chain





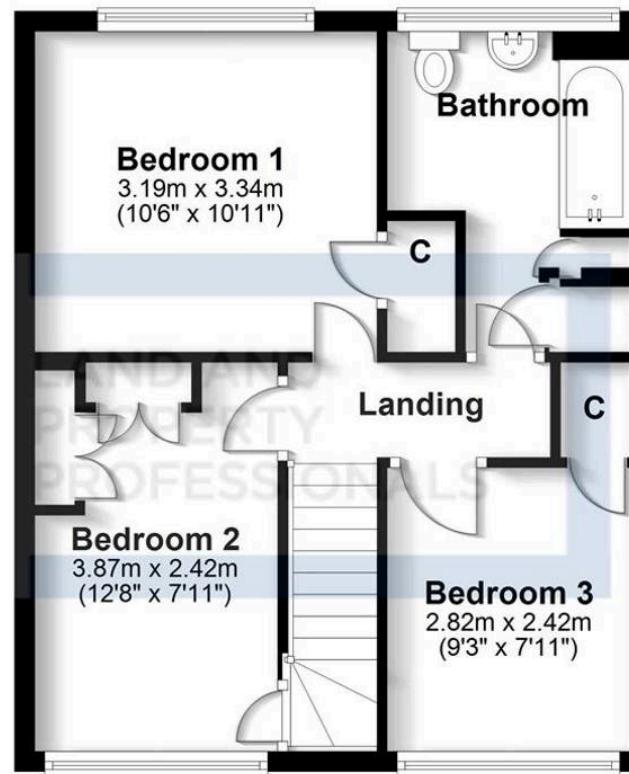
## Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.

# Sheldon Bosley Knight Stratford-Upon-Avon

Sheldon Bosley Knight, 35-36 Rother Street - CV37 6LP

01789387887 · stratfordsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

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All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.