

**FOR SALE**



**Foxtail Close, Stratford-upon-Avon**

**2 Bedroom, 1 Bathroom, End Terraced House**

**£220,000**



- Two bedrooms
- Open plan kitchen living room
- Driveway
- Open aspect overlooking park
- Cul-de-sac location
- No chain

A fantastic opportunity to purchase an ideal first-time buyer or buy to let property, conveniently located within close proximity to Stratford town centre and backing onto open playing fields. The accommodation is arranged over two floors and briefly comprises an entrance hall, open-plan kitchen/living room, two bedrooms, and a family bathroom. To the rear is a generous yet low maintenance garden, with gated side access leading to the front driveway.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>	69 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





**CANOPY PORCH** Covered porch leads into the hall.

**HALL** 6' 5" x 2' 11" (1.96m x 0.89m) Double glazed door to the front, wall mounted electric fuse box and door to kitchen / living room.

**KITCHEN / LIVING ROOM** 25' 4" x 13' 1" (7.72m x 3.99m) Spacious living room with spiral staircase, central heating radiator, double glazed window and door to the rear.

**KITCHEN** Fitted kitchen with a range of wall and base units, sink/drain electric cooker point, space and plumbing for washing machine, space for fridge freezer, wall mounted Vaillant central heating boiler, central heating radiator, exposed brick column and double glazed window to the front.

**LANDING** 6' 4" x 2' 6" (1.93m x 0.76m) With spiral staircase rising from the living room, doors to bedrooms bathroom and airing cupboard.

**PRIMARY BEDROOM** 13' 2" x 9' 8" (4.01m x 2.95m) With two double glazed windows to the rear overlooking garden and playing fields and hatch providing access to the loft.

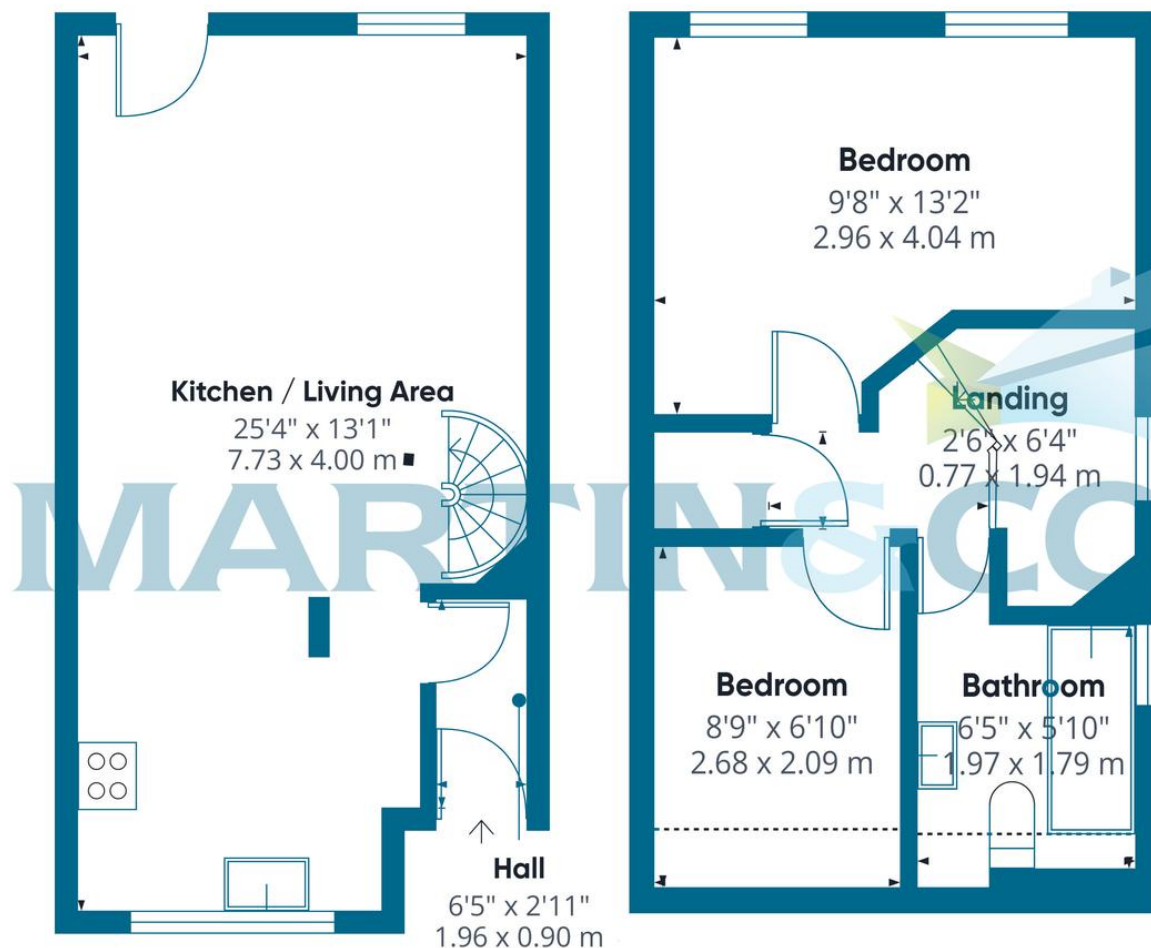
**BEDROOM TWO** 8' 9" x 6' 10" (2.67m x 2.08m) Single bedroom located at the front of the property with under eave storage and Velux style double glazed window.

**BATHROOM** 6' 5" x 5' 10" (1.96m x 1.78m) With a white suite including a bath with shower screen and electric shower over, low level W.C, wash hand basin, heated towel rail and double glazed window to the side.

**REAR GARDEN** Wider than average plot with gated side access, paved patio and lawn.

**FRONT** Private driveway allowing parking.





**Approximate total area**

563 ft<sup>2</sup>

52.4 m<sup>2</sup>

**Reduced headroom**

34 ft<sup>2</sup>

3.2 m<sup>2</sup>

**Martin & Co Leamington Spa** **01926 889 054**

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY  
<http://www.martinco.com>

T: 01926 889 054 • E: leamingtonspa@martinco.com



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