



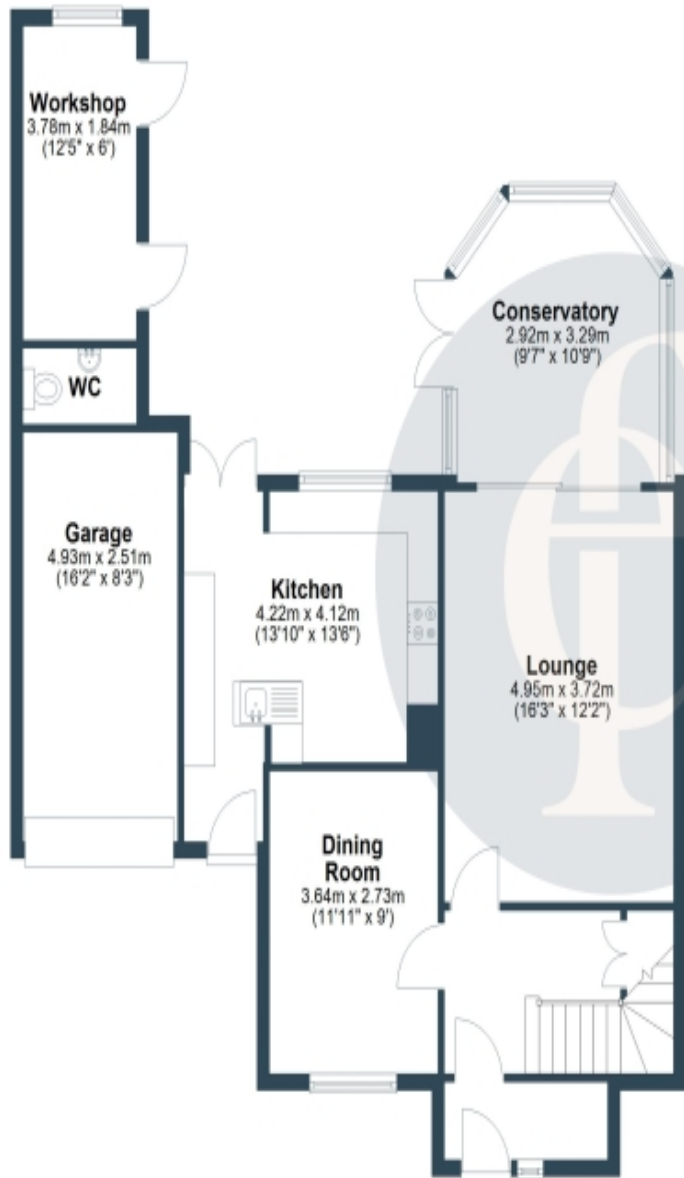
Masons Road, , Stratford-upon-Avon, CV37 9NZ

Offers In Excess Of £380,000



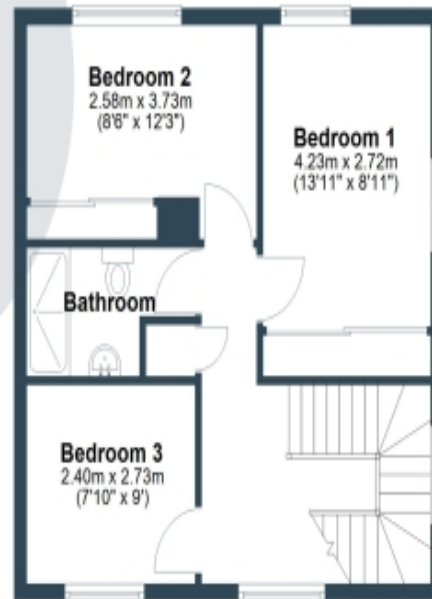
Ground Floor

Approx. 87.0 sq. metres (936.0 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 131.0 sq. metres (1410.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A generous sized three bedroom, detached family home, that has been lovingly maintained and cared for by the current owners for 38 years. Number 153 is a home full of love and memories that awaits the opportunity to create more in it's many years to come.

Situated just North of the River Avon, ideally located for both primary and secondary schools, the train station, local shop, bus routes, and motorway links.

Upon entering the home you are welcomed through a porch and into an entrance hall. From here, you can access two reception rooms and through to the kitchen and sun room. To the left hand side of the property we have the first reception room, ideally located next to the kitchen to be used as a dining room or even with some imagination to be knocked through and become a kitchen diner. . The kitchen, stylishly upgraded only 2 years ago with a huge attention to detail, comprises of Karndean flooring, Quartz Work Surfaces and a pedestrian door providing access to the rear garden. As this room is positioned at the rear of the property it enjoys views over the rear garden. This kitchen has a range of matching wall and base units, integrated fridge/freezer, dishwasher and double oven, and space for a washing machine and tumble dryer.

To the right hand side of the property we have the living room through to sun room. Ideal for feeling the warmth of the sun from inside or a perfect spot to grow some plants! The living room is of ample size for entertaining guests all throughout the year. The focal point of the room is the gas fire, perfect for a cold winters evening while enjoying a film. The sun room overlooks the private, mature garden that has been nurtured over the years. The South Facing aspect makes it an enjoyable space to use all year round.

In the garden you will find a range of maturely stocked borders containing vibrant flowers, as well as, plum, apple and olive trees. The remainder of the garden is mainly laid to lawn with patio areas to enjoy the sun from different angles throughout the day. The garden also provides access to a brick built workshop that has power and lighting, an outside WC (perfect for a day of gardening) and pedestrian access to the garage.

As you arrive on the first floor of the home you are greeted by three generous size bedrooms, all with fitted blackout blinds, and two with fitted wardrobes. There is a family shower-room that has also been upgraded in recent years to have a double width walk-in shower, low-level WC, wash hand basin and heated towel rail.

To the front of the home is a driveway allowing parking for three cars.

As you can see, this home is well proportioned to suit any family seeking a detached home in a prime location. Viewing is a must to appreciate the size and space this home offers.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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