Kennedys

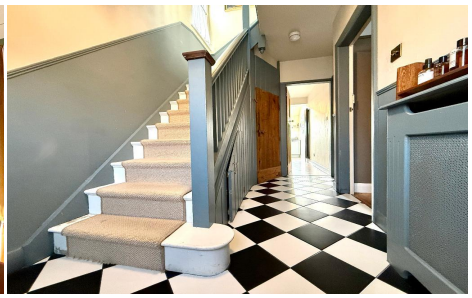
3 Bedroom Semi-Detached for Sale - £495,000

Vincent Avenue, Stratford upon Avon, CV37 6SR









KEY FEATURES

• NO ONWARD CHAIN • 1930s Semi-Detached • Three Double Bedrooms • Three Reception Rooms • Open Fireplaces • Two Bathrooms + Downstairs WC • Conservatory • Large South-Facing Rear Garden • Garage and Parking • Easy Walk to Town Centre

KENNEDYS ESTATE AGENTS
26 Oakleigh Road, Stratford Upon Avon, Warwickshire, CV37 0DW

Telephone: **01789417936**
Email: **hello@kennedys-stratford.co.uk**
Website: **www.kennedys-stratford.co.uk**

Description

NO ONWARD CHAIN. An attractive 1930s bay-fronted, three-bedroom semi-detached home situated on Vincent Avenue, a short walk from Stratford-upon-Avon town centre. Offering approximately 1,266 sq ft of accommodation arranged over three floors, the property has three reception rooms, two bathrooms, a large south-facing rear garden and a garage.

The house has been tastefully decorated with a great deal of individuality and retains a number of character features, including open fireplaces, bay windows and exposed floorboards.

The welcoming entrance hall sets the tone for the rest of the house with its striking black and white chequerboard flooring, painted staircase, dado rail and contrasting woodwork. There are two separate reception rooms, both with open fireplaces. The front reception room has a bay window, whilst the lounge to the rear has folding doors opening into the conservatory, which is currently used as a dining room. The kitchen is fitted with a range of Shaker-style units, a Belfast sink and range cooker, with a roof window providing additional natural light. There is also a ground floor cloakroom.

On the first floor are two double bedrooms, one with a bay window to the front and the other with an open fireplace and views over the rear garden. The family bathroom has a bath with a shower over, wash hand basin and WC.

The second floor provides a further double bedroom, currently used as a music room, with three roof windows, useful eaves storage and an en suite bathroom with a freestanding bath.

Outside, the front garden is enclosed by a white picket fence with a tiled pathway leading to the entrance porch. The established south-facing rear garden extends to approximately 130ft and has a paved terrace immediately behind the house, providing plenty of space for outdoor dining and seating, with a lawn beyond and a variety of mature trees and shrubs. There is also a garage and a separate garden store, a driveway shared with the neighbouring property and on-street permit parking.

Vincent Avenue is conveniently situated within walking distance of Stratford-upon-Avon town centre, with its wide range of independent shops, restaurants, cafés and leisure facilities, together with the Royal Shakespeare Theatre and the River Avon.

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



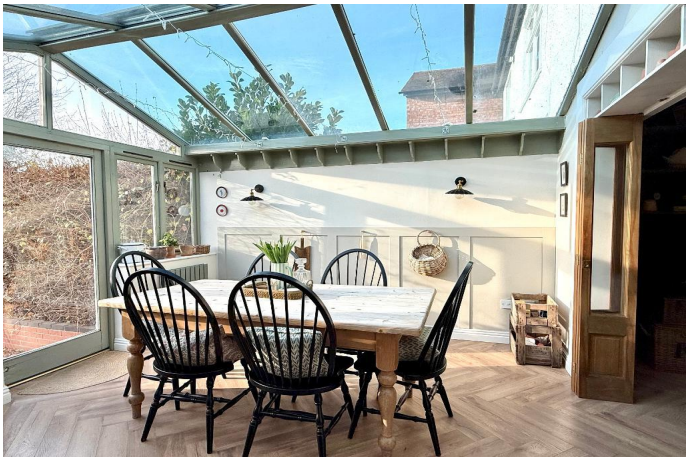






KENNEDYS ESTATE AGENTS
26 Oakleigh Road, Stratford Upon Avon, Warwickshire, CV37 0DW

Telephone: **01789417936**
Email: **hello@kennedys-stratford.co.uk**
Website: **www.kennedys-stratford.co.uk**











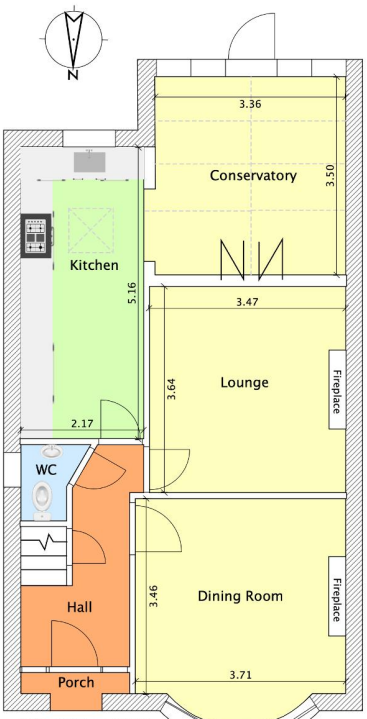






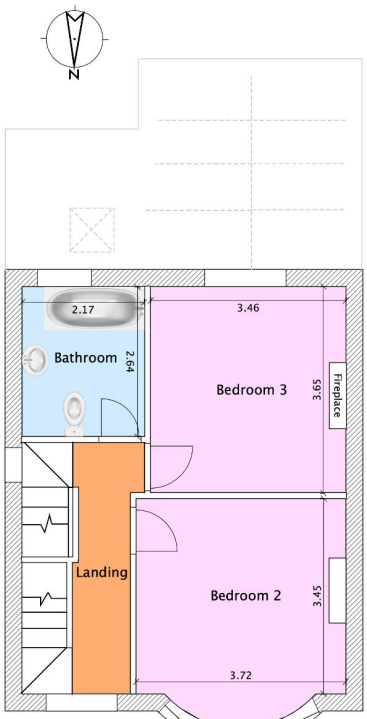
KENNEDYS ESTATE AGENTS
26 Oakleigh Road, Stratford Upon Avon, Warwickshire, CV37 0DW

Telephone: **01789417936**
Email: **hello@kennedys-stratford.co.uk**
Website: **www.kennedys-stratford.co.uk**



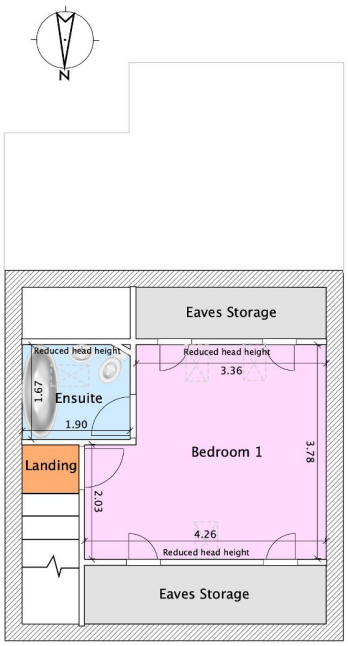
GROUND FLOOR

Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1266 ft2 / 118 m2 (excl Garage)



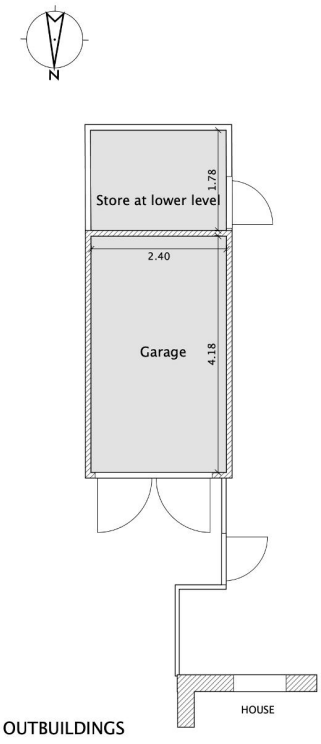
FIRST FLOOR

Indicative floor plans for illustration purposes only



SECOND FLOOR

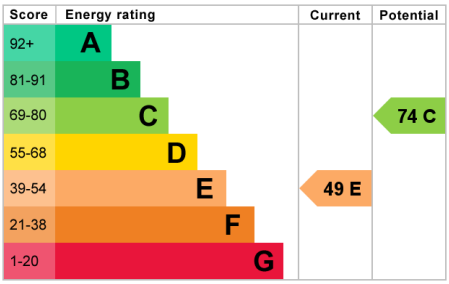
Indicative floor plans for illustration purposes only



OUTBUILDINGS

Indicative floor plans for illustration purposes only

KENNEDYS ESTATE AGENTS
26 Oakleigh Road, Stratford Upon Avon, Warwickshire, CV37 0DW
Telephone: **01789417936**
Email: **hello@kennedys-stratford.co.uk**
Website: **www.kennedys-stratford.co.uk**



KENNEDYS ESTATE AGENTS
26 Oakleigh Road, Stratford Upon Avon, Warwickshire, CV37 0DW
Telephone: **01789417936**
Email: **hello@kennedys-stratford.co.uk**
Website: **www.kennedys-stratford.co.uk**