



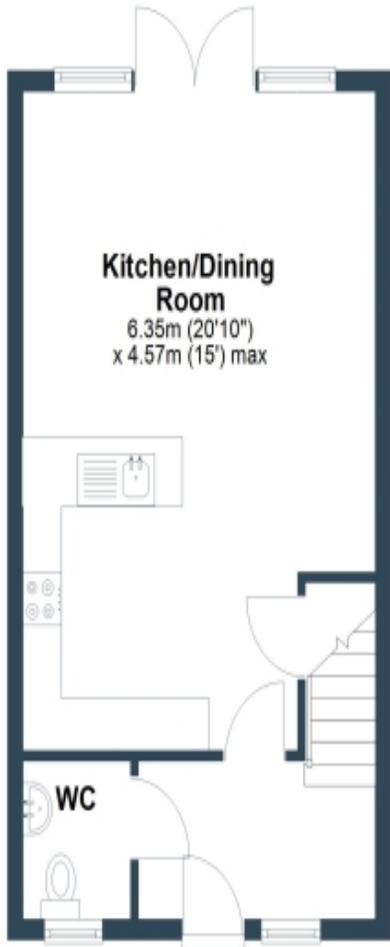
Otters Holt Bishopton, Goldicote, Stratford-Upon-Avon,
CV37 0UN

Fixed Price £150,000



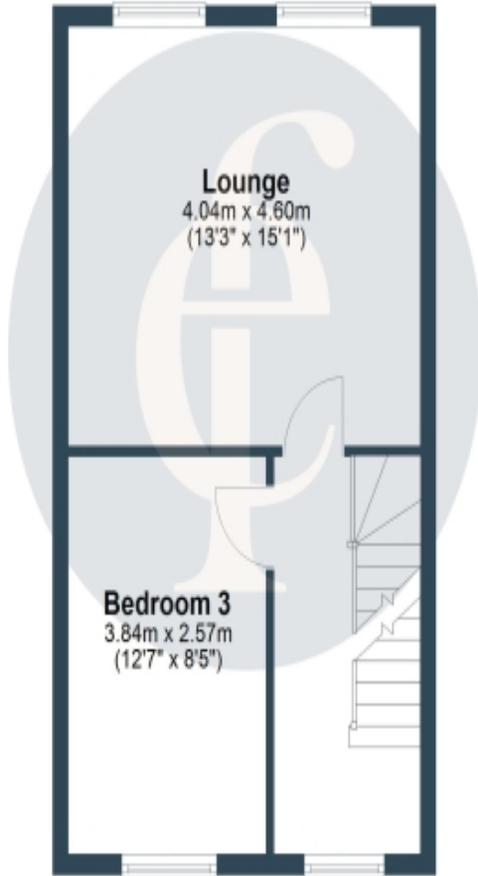
Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



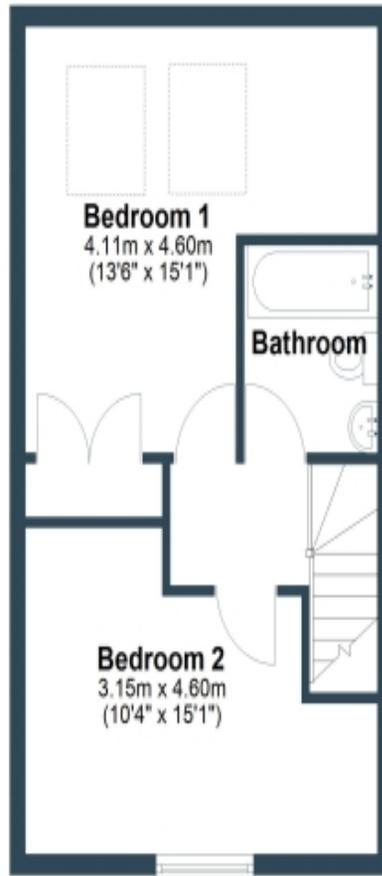
First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Second Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A beautiful shared ownership home with a 40% share available or a staircase option to 100%.

Positioned on a highly popular small development ideal for the commuter. If you require easy access to Stratford Parkway, and the motorway links but still want to be able to live in the idyllic town of Stratford upon Avon, then this could be the home for you!

A great proportioned three double bedroom home arranged over three floors, offering versatile accommodation for buyers looking for help to step onto the ladder. The current owners purchased the property from new in 2017 and have lovingly maintained and cared for their family home ever since. Any new owner would be lucky to inherit such a beautiful home with neutral decor and stylish fittings. A notable selling point is that the property is sold with owned solar panels on the roof.

On arriving at number 10, you can pull onto the driveway, allowing parking for one car, with potential to extend the driveway for two cars.

The ground floor is welcoming with a spacious contemporary hall, and an ideal, generously proportioned family space, ideal for being together around the dining table or chatting over a catch-up of the day. The dining kitchen offers ample space for cooking, relaxing, and dining together. French doors open onto the garden, making alfresco dining easy. The kitchen has a range of matching wall and base units, including roll-edge work surfaces with an integrated gas hob and electric oven. There is space for further appliances. The ground floor is completed with a cloakroom/WC.

On the first floor is a large sitting room with lots of natural light via two double-glazed windows. Perfect space for the evening film and a curl up on the sofa. A double bedroom completes the first floor, ideal as a guest bedroom.

The top floor is devoted to two further double bedrooms and a family bathroom with a shower over.

The rear garden offers a perfect blend of lawn and patio with planted borders and colourful shrubs. Enclosed by fencing with gated side access.

This is truly a fabulous family home that we highly recommend you view sooner rather than later.

We are informed that there is a £572.95 rent payable for the 60%. A service charge of £26.51, a management charge of £20.06, and the building insurance of £24.67. Totalling £644.19. Please contact us to discuss purchasing a shared ownership property and how you can qualify.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about a 15-minute drive. Birmingham International Airport, the National Exhibition and Agricultural Centres, and the International Convention Centre are all located within an hour's travel, whilst other well-known business centres, including Warwick & Leamington Spa, Coventry, Evesham, Redditch, and Solihull, are all readily accessible.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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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.







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