



Bridge Cottage Warwick Road, Stratford-Upon-Avon

Offers Over **£300,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Bridge Cottage Warwick Road

Stratford-Upon-Avon

No onward chain. Canalside period home in Stratford town centre with 2 double bedrooms, garden, garage (leased), and large plot. Requires updating. Ideal project or investment. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

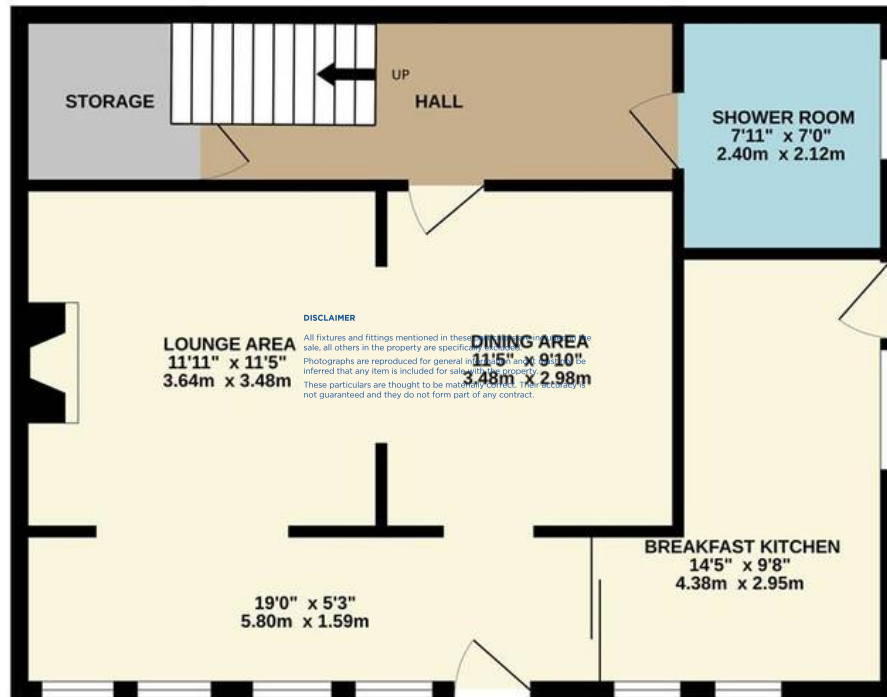
EPC Environmental Impact Rating: D

- Handsome Period Home
- Heart Of Town Centre Location
- Canalside Position
- Generous Plot
- 2 Double Bedrooms
- Potential To Update and Improve
- Breakfast Kitchen
- Open Plan Living With Feature Fireplace
- Garage
- No Onward Chain





GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

This floor plan is not to scale and is for guidance purposes only
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Sheldon Bosley Knight Stratford-Upon-Avon

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information only and must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.