5 Albany Road, Stratford-upon-Avon, CV37 6PG

- Central Stratford
- Situated in Conservation Area
- Character features including high ceilings and original sealed Edwardian fireplaces,
- Sitting/dining room and garden room
- Three bedrooms and bathroom
- Downstairs cloakroom

3 1 2

Offers Over £485,000

In the heart of Shakespeare's Stratford upon Avon on a peaceful one-way street, this Edwardian three bedroom home boasts open plan living and high ceilings. With a garden room, patio garden and private garden, this home offers everything you would want from central living, with walking distance to the town of Stratford, a train station, a bus stop, and multiple shops, restaurants and the famous RSC Theatre, all whilst having swift access to the motorway network.

ACCOMMODATION

Entrance hall with original tile floor and cloak area. Kitchen with range of cupboards and work surface, sink and drainer, space for oven, hood, space for washing machine, space for fridge, integrated dishwasher, pantry. Sitting/dining room being open plan with bay window, French doors to the garden and mock electric fire. Garden room with heating, Velux window, French doors to garden. Cloakroom with wc.

Landing with large cupboard. Main bedroom with fitted wardrobe and sealed Edwardian fireplace. Bedroom Two with fitted wardrobe and sealed Edwardian fireplace.
Bedroom Three with sealed Edwardian fireplace, open built in wardrobe rail. Bathroom with bath, shower over and basin.

Outside the rear garden has a patio, pond, lawn, wooden garden arch, raised Wendy House.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

AGENTS NOTE: We understand the property is within a Conservation Area.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. The rear gate in garden goes on to public footpath.

COUNCIL TAX: Council Tax is levied by the Local Authority. This property is not currently assessed for Council Tax.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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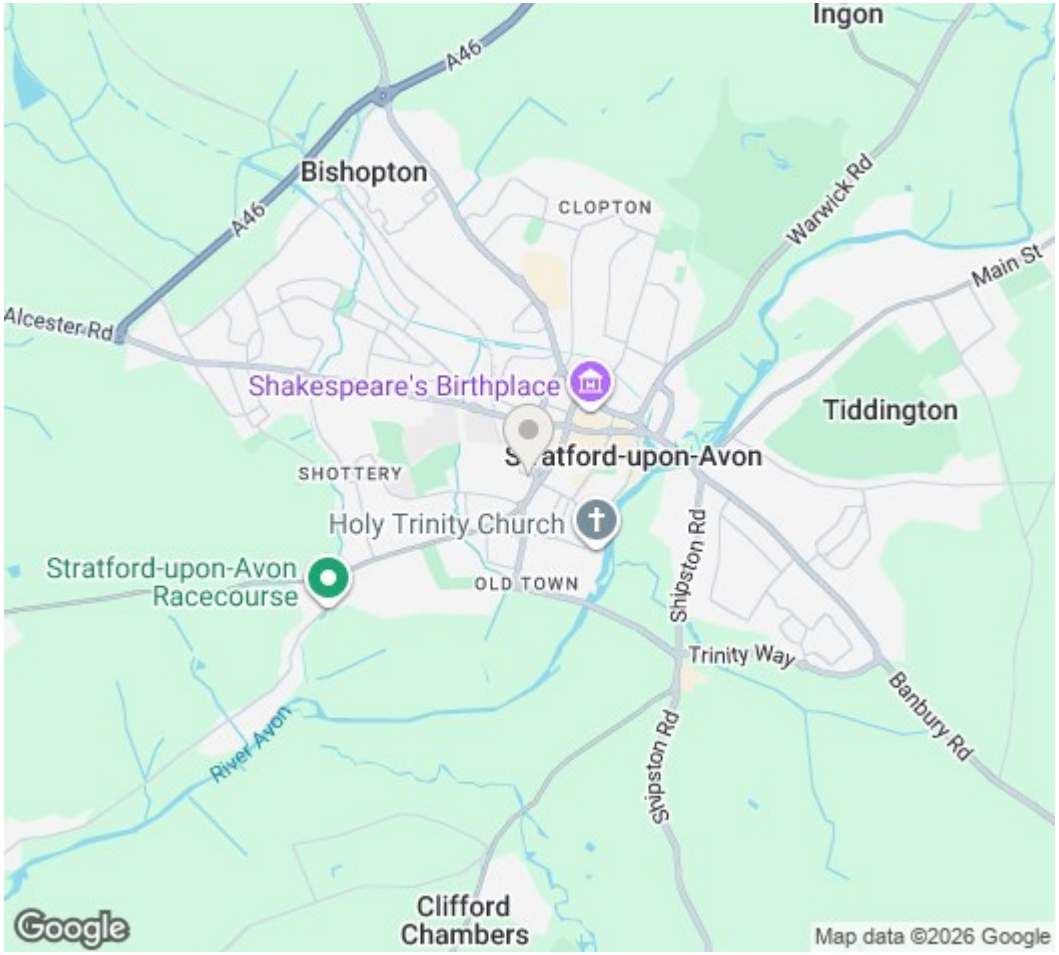
Ground Floor **First Floor**

Approximate Gross Internal Area = 115.15 sq m / 1239 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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