



33 Orchard Way, Stratford-Upon-Avon

Guide Price **£350,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

33 Orchard Way

Stratford-Upon-Avon, Stratford-Upon-Avon

Bay fronted semi near Stratford-upon-Avon centre.
Three bedrooms, two receptions, large garden,
original features. Needs full modernisation. No
chain. Great project or investment opportunity.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

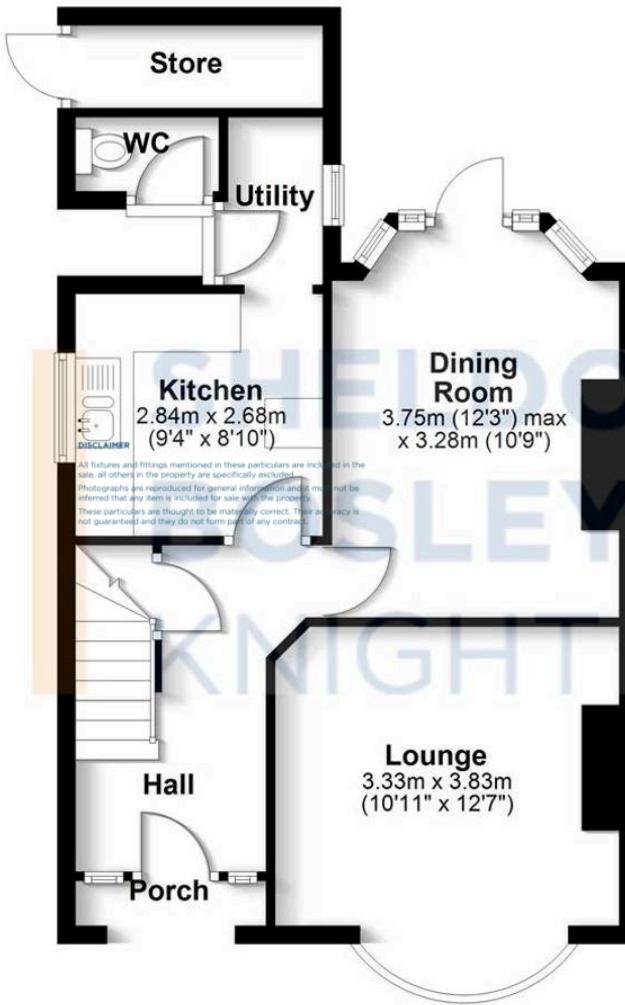
EPC Environmental Impact Rating: F





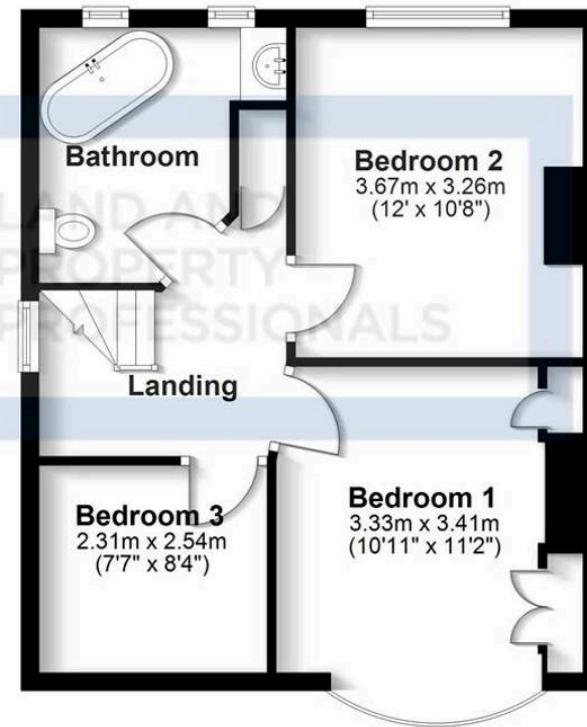
Ground Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 95.1 sq. metres (1024.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

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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 and it 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.