96 Wordsworth Avenue, Stratford-upon-Avon, CV37 7NG

- Well-proportioned ground floor apartment
- Excellent opportunity for first-time buyers
- Strong buy-to-let investment potential
- Potential for lucrative Airbnb income, subject to any required consents
- Spacious open-plan kitchen, dining and living area
- Two well-proportioned bedrooms
- Allocated parking space
- Walking distance of Stratford-upon-Avon town centre
- Close to local bus routes and amenities
- Sheltered frontage and convenient ground floor access

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Offers Over £180,000

An exceptional opportunity for first-time buyers looking to step onto the property ladder, or savvy investors seeking a strong buy-to-let investment or potential Airbnb opportunity. This well-proportioned ground floor apartment offers stylish open-plan living, allocated parking and an excellent location within easy walking distance of the many amenities and attractions of Stratford-upon-Avon.

ACCOMMODATION

Entrance hallway with useful built-in storage, providing practical space for coats and everyday essentials. Open-Plan Kitchen/Dining/Living Area, A bright and versatile open-plan space designed for modern living, with ample room for both comfortable seating and a dining table. The room features an attractive mock fireplace, creating a focal point within the living area. The fitted kitchen is well equipped with a built-in fridge freezer, integrated oven, four electric hobs with extractor hood, one-and-a-half bowl sink with drainer, integrated dishwasher and integrated washing machine. A range of fitted storage cupboards and work surfaces provide a practical and stylish kitchen environment.

Bedroom One is a comfortable double bedroom benefiting from a useful built-in cupboard incorporating a desk, providing an ideal work-from-home area or additional storage. Bedroom Two is a well-proportioned bedroom offering flexibility for use as a guest bedroom, home office, dressing room or additional living space. Bathroom comprising panelled bath with shower over, wash hand basin, WC, heated towel rail and useful storage cupboard.

The property benefits from an allocated parking space, providing valuable off-road parking.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 103 years remaining, although we have not seen evidence. There is a current maintenance charge of £1,596.39 per year and current ground rent charge of £150 per year. This should be checked by your solicitor before exchange of contracts.

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

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.

AGENTS NOTE: AI has been used on some of the images.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Sept26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. 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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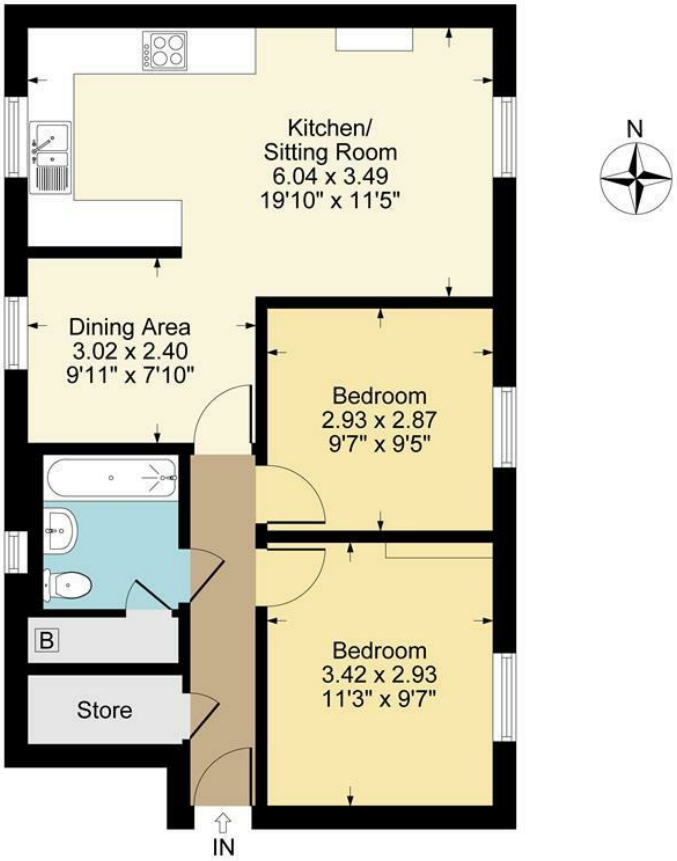
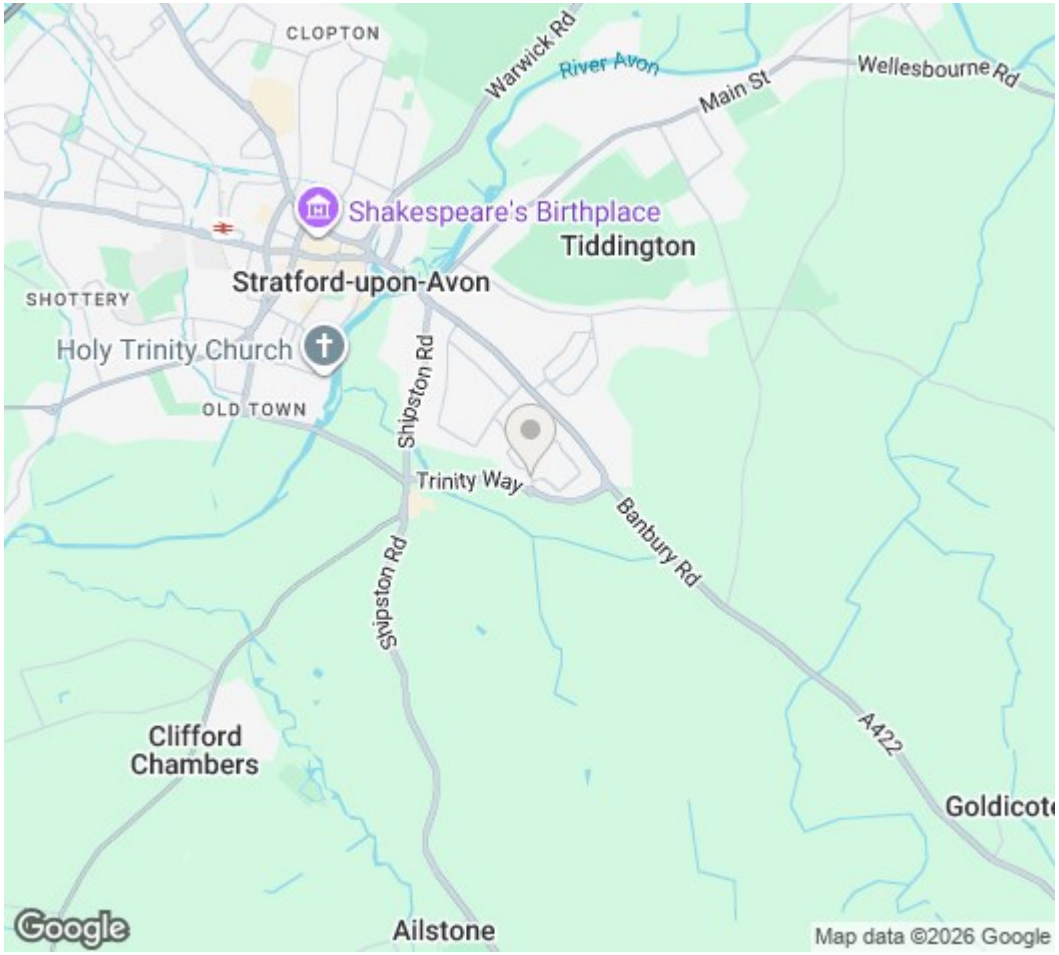


Approximate Gross Internal Area = 59.29 sq m / 638 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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Peter Clarke
Winkworth