

Bartletts Avenue, Stratford-upon-Avon

£270,000







2 | 2 | 1 | EPC rating: B

- End Of Terrace Home
- Driveway Parking
- Modern Fixtures / Fittings
- No Chain
- Secure Fenced Rear Garden
- Patio Doors Overlooking The Garden
- Downstairs WC
- Gas Central Heating

BELVOIR!

Property is personal

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Description

A lovely two-bedroom end-of-terrace home, ideal for first-time buyers, growing families and those looking to take their next step on the property ladder.

Situated in a popular residential location, this appealing home offers well-presented accommodation arranged over two floors, together with a secure, enclosed rear garden.

Upon entering, you are welcomed into an entrance hall, providing access to the kitchen, convenient downstairs WC and the living room positioned to the rear of the property.

The living room provides a comfortable space to relax and entertain, with patio doors opening directly onto the enclosed rear garden. This offers a lovely extension of the living space during the warmer months, while the secure garden provides an ideal setting for outdoor dining, children and pets.

Upstairs, to the first floor, there are two generously proportioned double bedrooms, both offering excellent space and versatility. Whether you require a comfortable main bedroom, a child's bedroom, nursery, guest room or even a dedicated home office, these well-sized rooms provide plenty of flexibility to suit a variety of lifestyles and changing needs. The accommodation is completed by a family bathroom.

Photographs









Rooms













Location

The property is situated within the popular residential area of Bishopton, on the northern side of Stratford-upon-Avon, offering a convenient setting for a range of buyers. Stratford-upon-Avon's historic town centre is approximately 1.5 miles away, providing an excellent choice of independent shops, high street retailers, cafes, restaurants, pubs and leisure facilities.

For everyday shopping, Maybird Shopping Park and the surrounding retail area offer a variety of well-known stores and supermarkets, making those day-to-day essentials easily accessible.

The area is particularly appealing for families, with a choice of local schooling nearby, including Bishopton Primary School and Stratford-upon-Avon School, alongside other primary and secondary education options within the town.

Commuters are also well catered for, with Stratford-upon-Avon Parkway railway station offering rail connections towards Birmingham and beyond, while Stratford-upon-Avon's main railway station provides further connections. There are also local bus services linking the Bishopton area with the town centre and surrounding villages. For those travelling by car, the A46 and A3400 provide access to the wider road network, with Junction 15 of the M40 within convenient reach.

For those who enjoy spending time outdoors, the area offers access to a variety of walking and cycling routes, including the Stratford Greenway, riverside walks along the River Avon and the scenic open spaces of Welcombe Hills. The nearby countryside also provides plenty of opportunities for dog walking, cycling and enjoying the outdoors.

Combining convenient everyday amenities, schooling, transport connections and access to green open spaces, Bishopton is an excellent location for those looking to enjoy everything Stratford-upon-Avon has to offer.

Additional Information

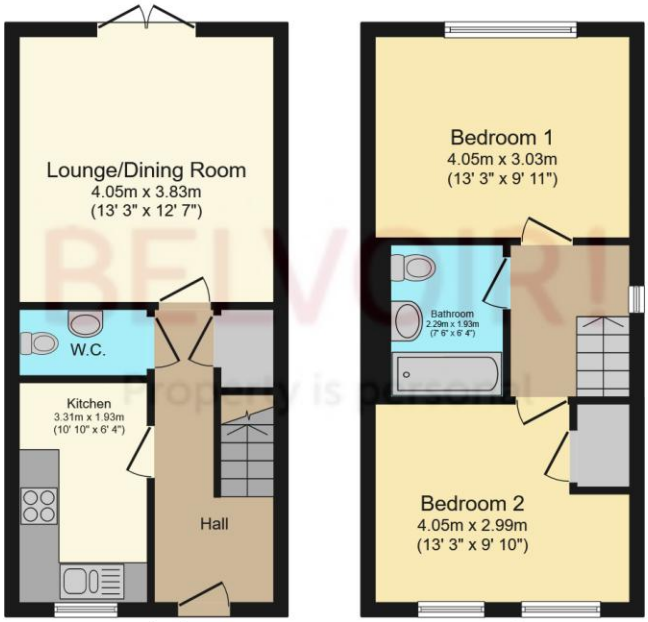
- Gas Central Heating
- 2 Bedrooms
- Secure Fenced Rear Garden
- 1 Allocated Driveway Parking Space
- Council Tax Band: C
- Local Council: Stratford On Avon District Council
- EPC: B

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. The lease details & charges have been provided by the owner and you should have these verified by a solicitor.

Anti-Money Laundering (AML) Checks

In line with UK Anti-Money Laundering Regulations, all successful buyers will be required to complete identity and source-of-funds checks. A charge of £45 inc VAT per person applies for these checks. To ensure compliance, buyer details will be shared with a third-party AML provider who will contact you directly to complete the verification process. This is a legal requirement placed upon estate agents and is designed to protect all parties involved in the transaction.

Floorplan



Total floor area: 65.2 sq.m. (702 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Map

