



Kennedys



3 Bed Terraced | Broad Street, Stratford upon Avon | £465,000

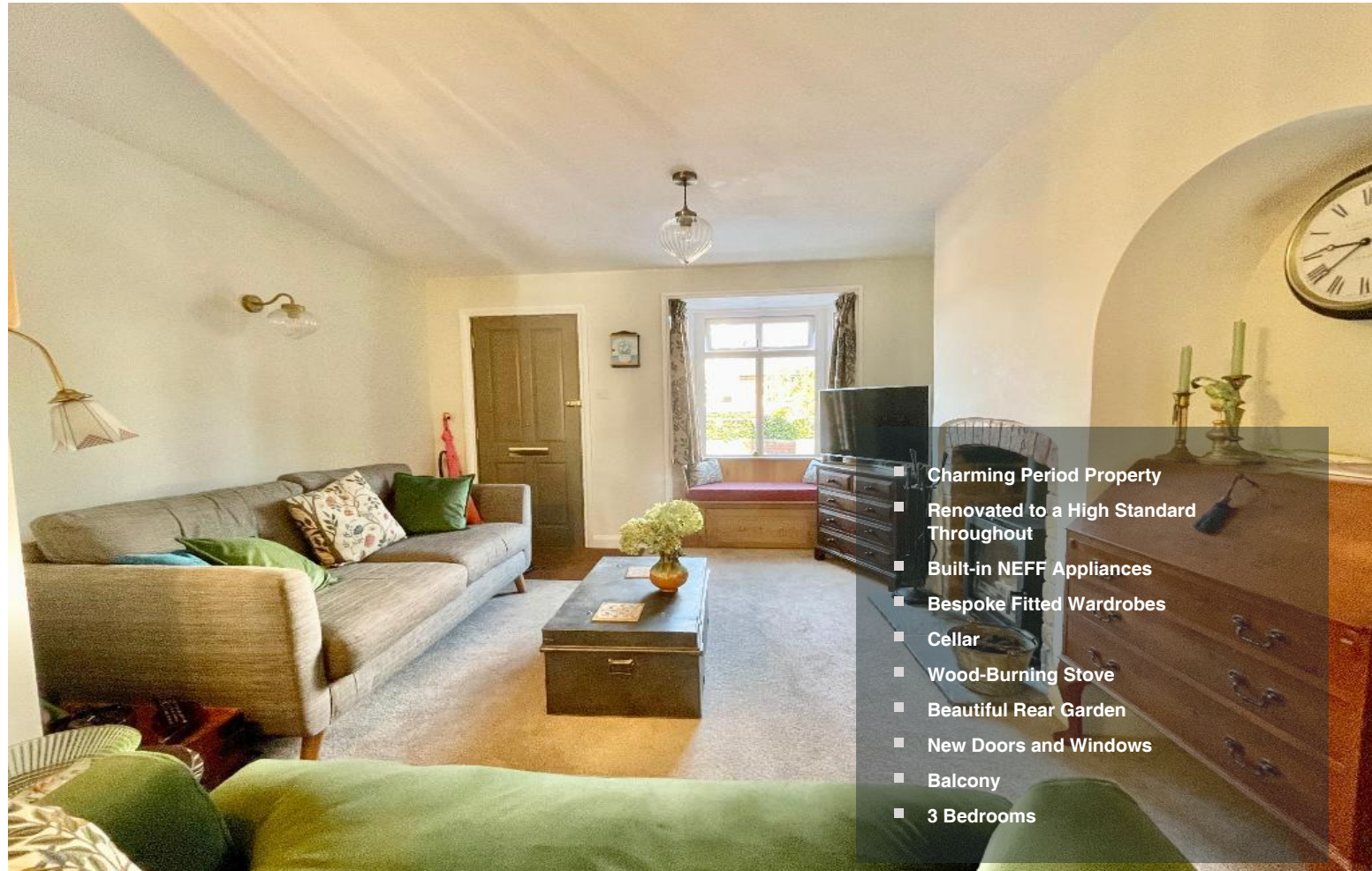
## Description

Welcome to this meticulously renovated period cottage, nestled in the heart of old town Stratford-upon-Avon. This charming home offers a perfect blend of historic character and modern comfort with many upgrades throughout including new windows at the rear and new doors.

As you step inside, you're greeted by a welcoming lounge diner with a bay window that provides a view of the picturesque street. The room has a delightful window seat and features a cozy wood-burning stove. Through a door, you'll find the well-appointed kitchen, complete with a lovely range of wall and base units, integrated NEFF appliances including oven, microwave oven, dishwasher, state of the art flush ceiling extractor fan, Karndean flooring, granite worktops, a breakfast bar, and space for a dining table. Old style radiators add to the charm of the room and French doors open to the rear garden, infusing the space with natural light.

Ascending the staircase, you'll discover three inviting bedrooms. The front bedroom is a comfortable double, while the rear bedroom, with its French doors and balcony, offers a charming view of the garden. The third bedroom, also at the rear, surprises with an excellent range of bespoke built-in wardrobes. The bathroom features a white suite comprising a bath with a shower over, WC, and basin. The landing provides access to the fully boarded loft, complete with power and light.

A door from the lounge leads to the cellar, which offers full head-height and is currently used for storage but holds potential for various other uses.



- Charming Period Property
- Renovated to a High Standard Throughout
- Built-in NEFF Appliances
- Bespoke Fitted Wardrobes
- Cellar
- Wood-Burning Stove
- Beautiful Rear Garden
- New Doors and Windows
- Balcony
- 3 Bedrooms

The rear garden is a true sanctuary, with well-stocked raised beds, outdoor power sockets, hot and cold water taps, a garden shed, and delightful patio areas. It's a wonderful space for outdoor dining, gardening, or simply unwinding.

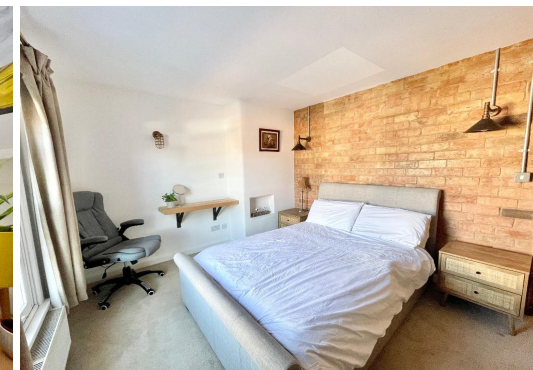
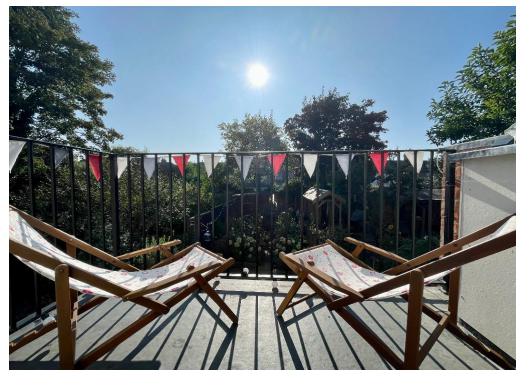
Stratford-upon-Avon, renowned as the birthplace of William Shakespeare, is steeped in rich history and culture. The town offers a vibrant mix of theaters, museums, shops, and restaurants, all within walking distance. Strolling along the charming streets and enjoying the picturesque River Avon, you'll truly appreciate the magic of living in this historic town.

In summary, this meticulously renovated period cottage in the heart of old town Stratford-upon-Avon offers a unique opportunity to own a piece of history. With its characterful features, well-designed living spaces, and the town's rich heritage at your doorstep, this property is a true gem. Don't miss the chance to immerse yourself in the charm of historic Stratford-upon-Avon living. Contact us today to arrange a viewing and make this delightful cottage your new home.



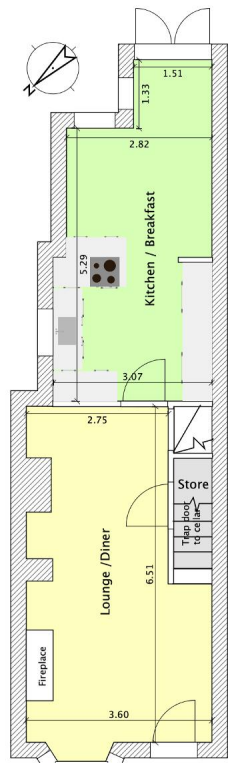
**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



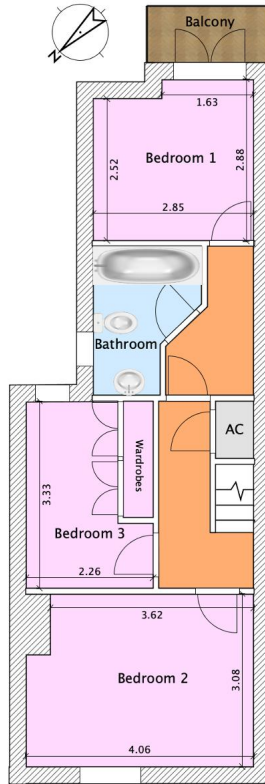




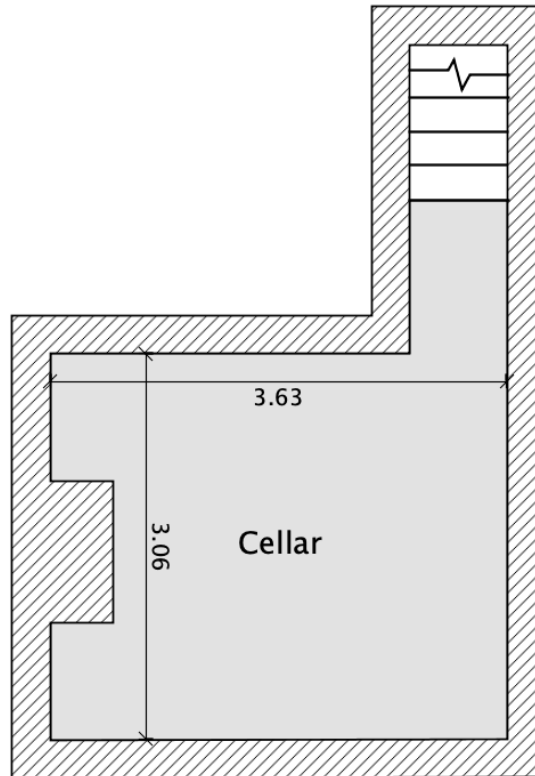




Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 905 ft<sup>2</sup>  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**



indicative floor plans for illustration purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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