



2 Bed End Terraced | Ryland Street, Stratford upon Avon | £450,000

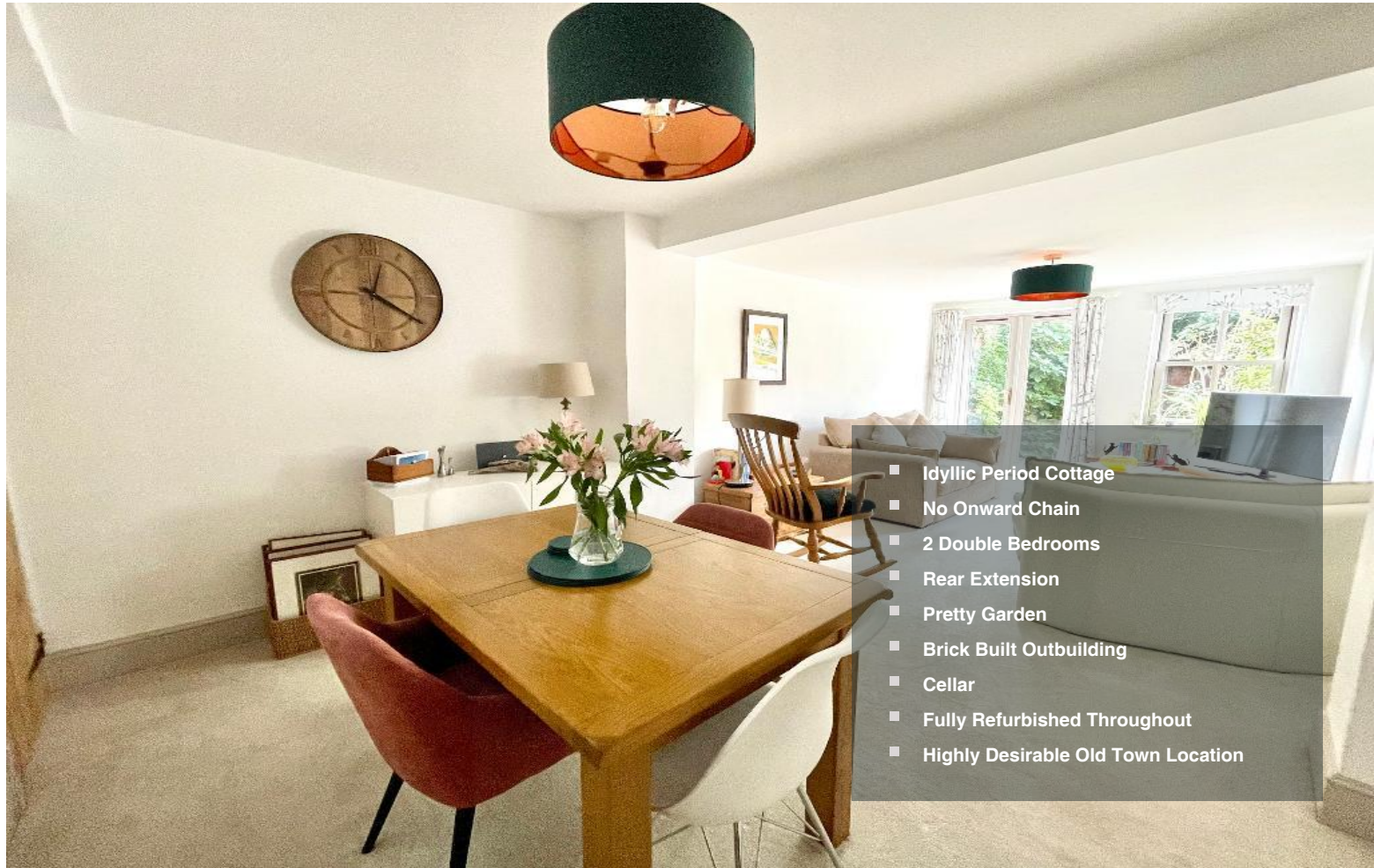
## Description

Welcome to a unique and exceptional opportunity in the heart of Old Town, Stratford-upon-Avon. This charming period end-of-terrace cottage, currently utilized as a highly successful holiday cottage, is now available with no onward chain. For those seeking a turnkey solution, the property can also be sold fully furnished, making it even more appealing (additional cost).

This picturesque cottage has been thoughtfully and thoroughly refurbished, ensuring a seamless blend of classic charm and modern convenience. As you cross the threshold, you'll find a well-equipped kitchen with a range of units, a classic cermaic sink, double-glazed windows, and a comprehensive suite of appliances, including a washing machine, dishwasher, oven, fridge, and freezer.

Moving on, the extension of the property has created a spacious lounge/diner that easily accommodates both living and dining spaces. The lounge area offers a delightful view of the garden and provides direct access through a garden-facing door. A cellar is also at your disposal, adding an extra layer of functionality to this inviting space.

Venturing to the upper level, you'll discover two generous double bedrooms, one situated at the front and the other at the rear of the cottage. These well-appointed bedrooms offer comfort and style. The charming bathroom is adorned with a bath featuring a shower over it, along with a WC and basin, creating a serene atmosphere for your daily rituals.



- Idyllic Period Cottage
- No Onward Chain
- 2 Double Bedrooms
- Rear Extension
- Pretty Garden
- Brick Built Outbuilding
- Cellar
- Fully Refurbished Throughout
- Highly Desirable Old Town Location

The garden, a haven of tranquility, boasts mature shrubs and trees, ensuring privacy and natural beauty. An invaluable brick-built outbuilding, complete with power and light, offers the perfect opportunity to set up an office or hobby room, catering to your specific needs.

Convenience is paramount, with gated side access leading to the front of the property, enhancing the ease of entry and exit. Whether you're looking for a delightful residence or a lucrative investment property, this Old Town gem caters to your every need. With no onward chain and the option to purchase fully furnished, it's a rare find that won't stay on the market for long.

#### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.



**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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



## CONTACT US

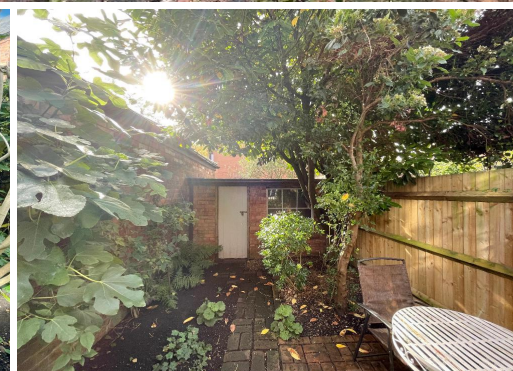
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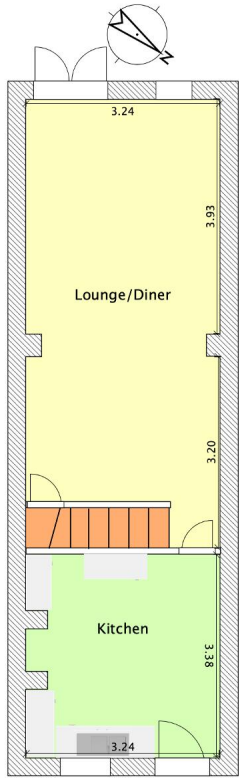
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✉ hello@kennedys-stratford.co.uk

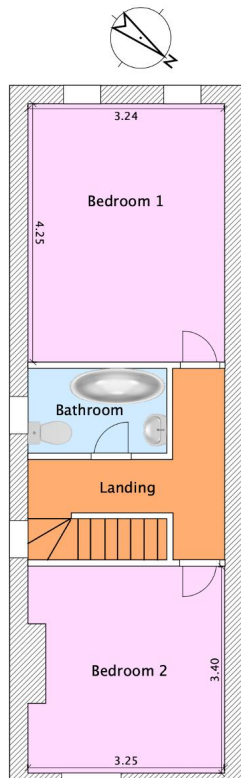
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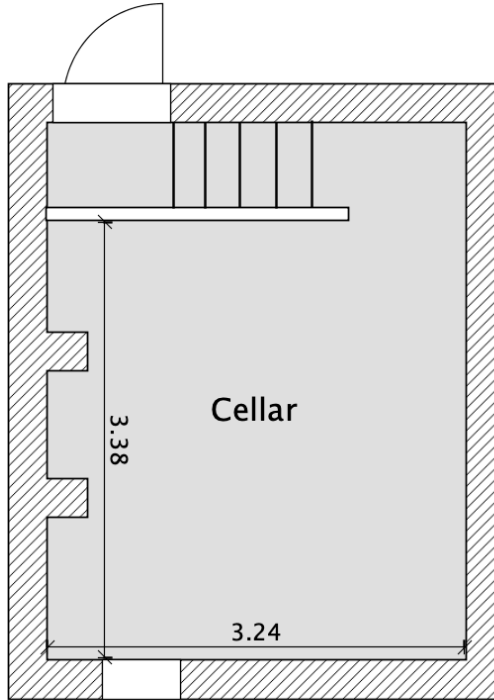




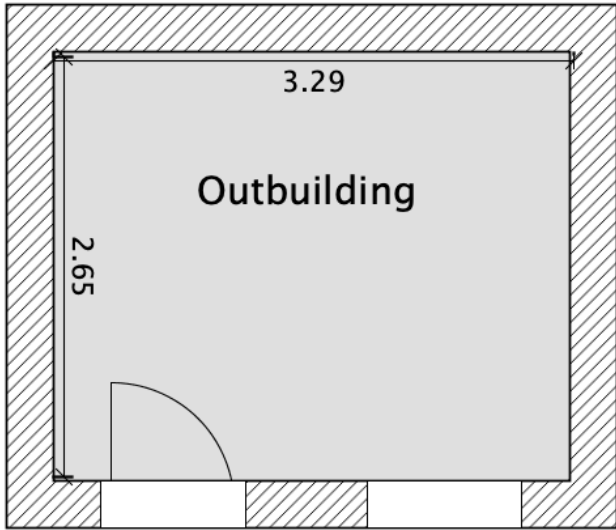
Indicative floor plans for illustration purposes only  
 Approximate Gross Internal Floor Area 773ft<sup>2</sup> (excl Cellar)  
**GROUND FLOOR**



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



Indicative floor plans for illustration purposes only



Indicative floor plans for illustration purposes only