



3 Bed End Terraced | Otters Holt, Stratford upon Avon | £350,000

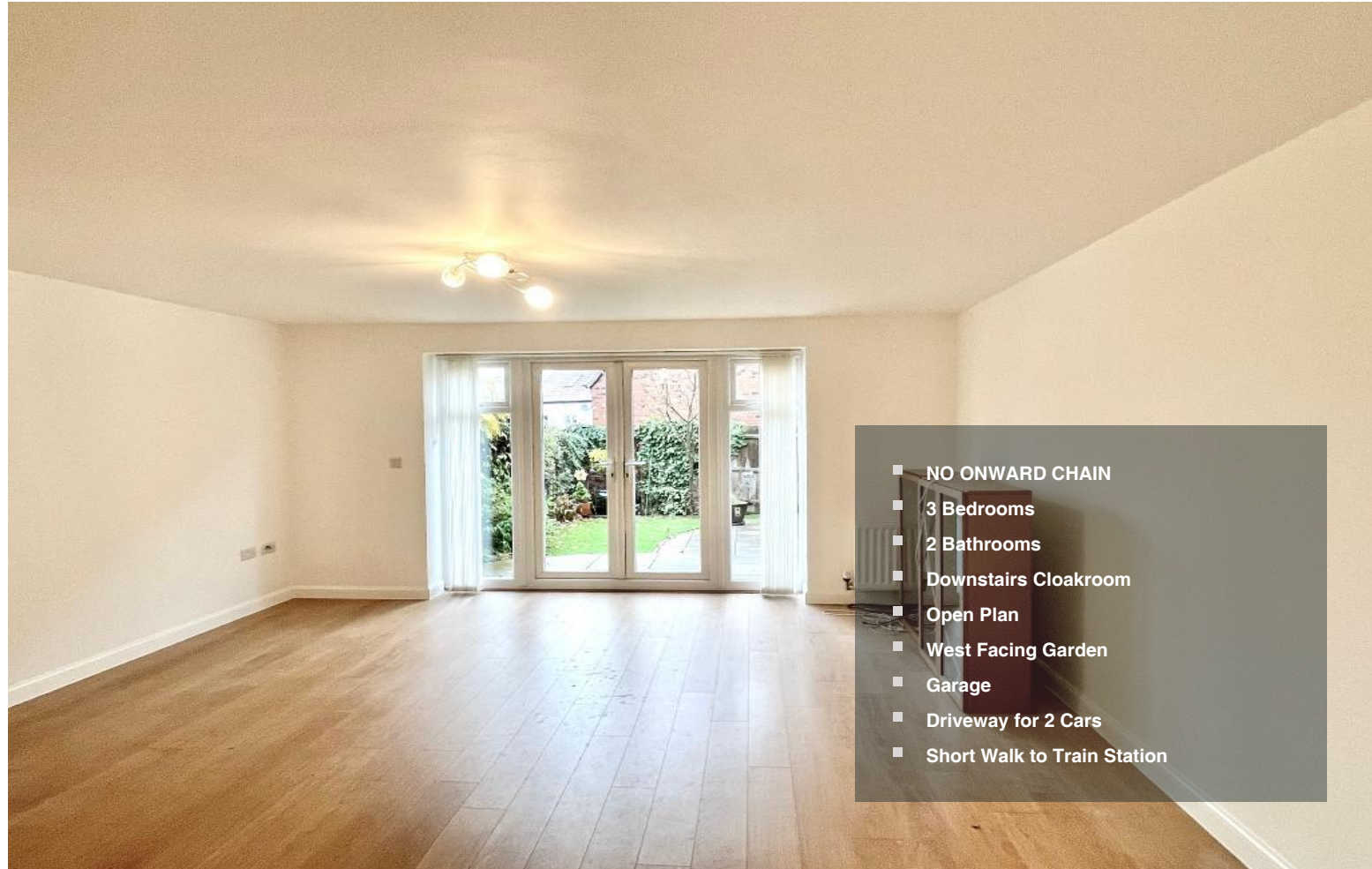
Description

This charming three-bedroom end-of-terrace property is a gem nestled in a sought-after area. As you step into the hallway, you'll find a convenient downstairs cloakroom/WC, a thoughtful touch for guests. The open-plan lounge/dining/kitchen area creates a seamless flow, with French doors beckoning you to the rear garden - a perfect space for relaxation and entertaining.

The well-appointed kitchen, boasting modern units and integrated appliances, sits elegantly at the front, marrying style with functionality. Moving upstairs, the property offers three bedrooms. The front-facing Bedroom 1 boasts built-in wardrobes and an en-suite, complete with a shower, WC, and basin for added convenience and luxury. Bedroom 2 is a smaller double and has been cleverly repurposed with built-in wardrobes, ideal as a dressing room. Bedroom 3 presents versatility, perfect as a single bedroom or a home office to suit your needs.

The upstairs is completed by a well-equipped bathroom featuring a bath with a shower over, WC, and basin. Stepping into the west-facing rear garden, you'll be greeted by an inviting space adorned with artificial lawn, a patio area, and mature plantings - a serene oasis to unwind. Access to the driveway and garage is convenient via a gate, providing parking for two cars alongside a single garage fitted with power and light. There is also a door from the garden into the garage.

The property's location is truly advantageous, boasting a short stroll to the nearby train station



- NO ONWARD CHAIN
- 3 Bedrooms
- 2 Bathrooms
- Downstairs Cloakroom
- Open Plan
- West Facing Garden
- Garage
- Driveway for 2 Cars
- Short Walk to Train Station

for easy commuting access, while the excellent road networks ensure smooth connectivity. Additionally, its proximity to the historic town of Stratford-upon-Avon adds to its allure, offering a rich tapestry of culture, entertainment, and leisure opportunities.

With no onward chain, this property promises a seamless transition for its next fortunate owners. Don't miss the chance to make this beautiful home yours!

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. Council Tax Band D with Stratford on Avon District Council.



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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



CONTACT US

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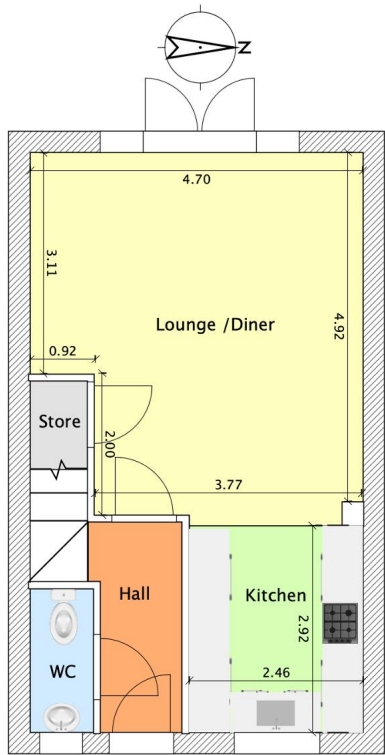
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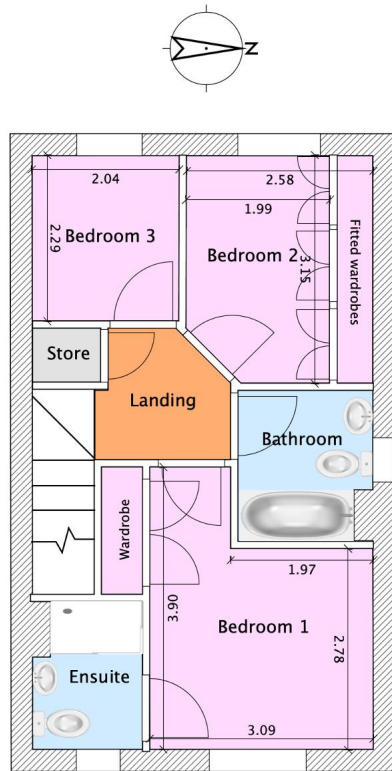
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Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 830 ft²

GROUND FLOOR



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FIRST FLOOR

