

## 3 Bedroom Semi-Detached for Sale - £310,000

Lodge Road, Stratford upon Avon, CV37 9DN



### KEY FEATURES

- 3 Double Bedrooms • Driveway • Garage • Refitted Kitchen and Bathroom • Good-Sized Private Rear Garden • Cul-de-Sac Location • Easy Walk to Town Centre and Schools

## Description

Positioned towards the end of a cul-de-sac, a delightful 3-bedroom semi-detached house conveniently situated near Stratford-upon-Avon's town centre and local schools. This property offers a garage, driveway, and a delightful rear garden.

On the ground floor, a welcoming hallway leads to a compact yet practical kitchen at the front and a lovely lounge/diner at the rear, with access to the private rear garden.

Upstairs, three generous double bedrooms complement a modern refitted shower room, ensuring comfortable living spaces.

Outside, the rear garden is a haven with mature planting, a patio area, a well-kept lawn, and a handy garden shed. Gated side access links to the front of the property.

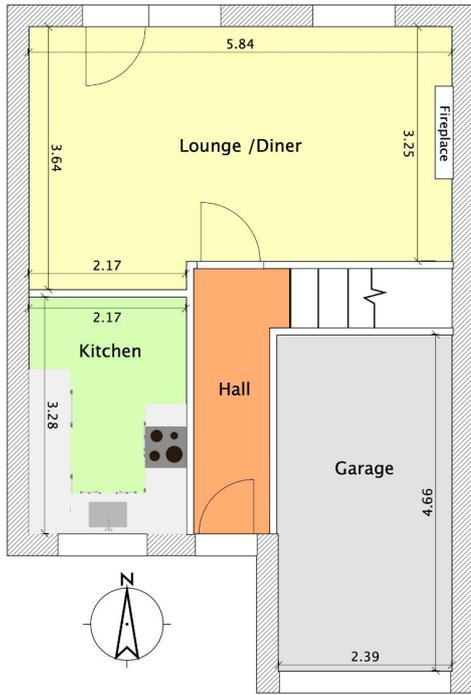
For convenience, the driveway accommodates parking for two cars, while the garage, complete with power and light, adds practicality to this inviting home. This property offers both comfort and convenience for those seeking a good-sized family home, close to amenities and local schools.

### 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 C with Stratford on Avon District Council.

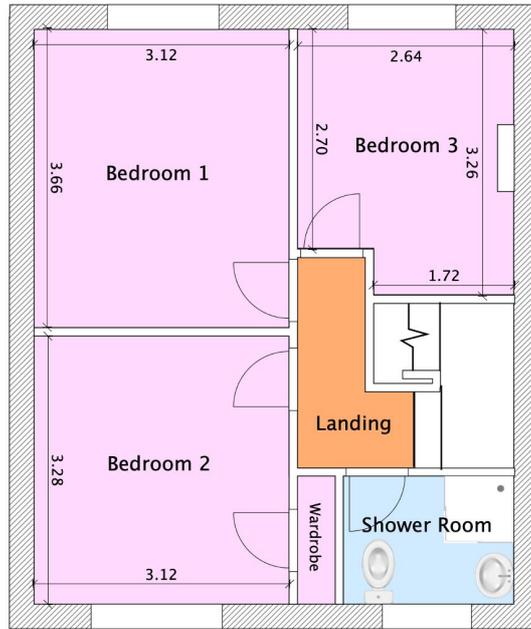






Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 807 ft<sup>2</sup> (excl Garage)

**GROUND FLOOR**



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**FIRST FLOOR**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		