



2 Bed Terraced | Shottery Road, Stratford upon Avon | £340,000

## Description

Welcome to this delightful 2-bedroom property, brimming with character and located just a short stroll from the vibrant town centre of Stratford upon Avon.

As you step through the porch, you're greeted by the inviting lounge/diner, adorned with a wonderful fireplace featuring a wood-burning stove, perfect for cozy evenings in. Built-in storage adds both style and practicality to the space. Beyond the lounge/diner lies the kitchen, leading seamlessly onto the breakfast room/garden room, providing a light-filled space to enjoy your morning coffee or relax with a book.

Convenience is key with a downstairs WC, adding to the functionality of the ground floor.

Upstairs, you'll find two well-appointed double bedrooms, offering comfortable accommodation for residents or guests. The bathroom boasts both a bath and a walk-in shower, along with a WC and basin, ensuring both relaxation and convenience.

Outside, the good-sized rear garden is a true oasis, laid to lawn with pleasant patio areas, perfect for entertaining or simply enjoying the outdoors. A garden shed provides handy storage for gardening tools or outdoor equipment.

With no onward chain, the process of making this charming property your own couldn't be easier. Don't miss out on the opportunity to embrace the vibrant lifestyle of Stratford upon Avon from the comfort of this characterful home.



- Charming Character Property
- Short Walk to Town Centre
- 2 Double Bedrooms
- Downstairs Cloakroom
- NO ONWARD CHAIN

## Additional Information

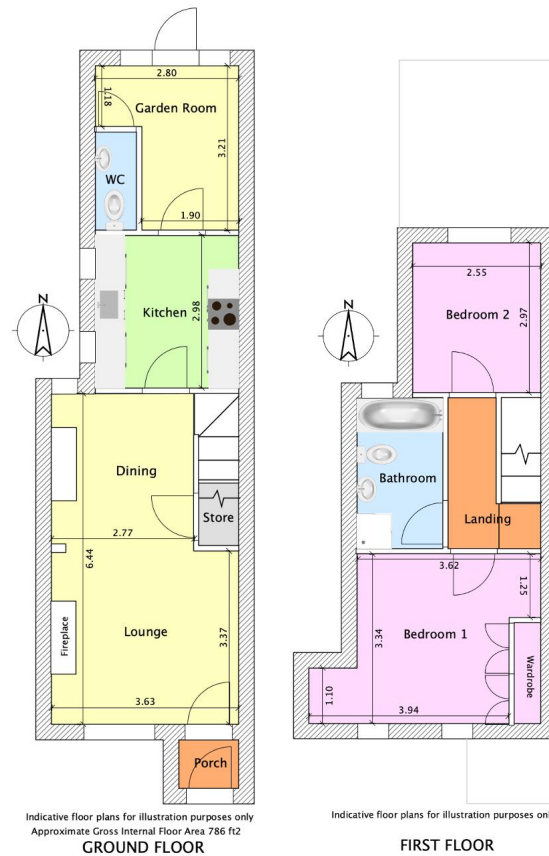
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band C with Stratford on Avon District Council.



**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		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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