



3 Bed Detached | Burbage Avenue, Stratford upon Avon | £350,000

Description

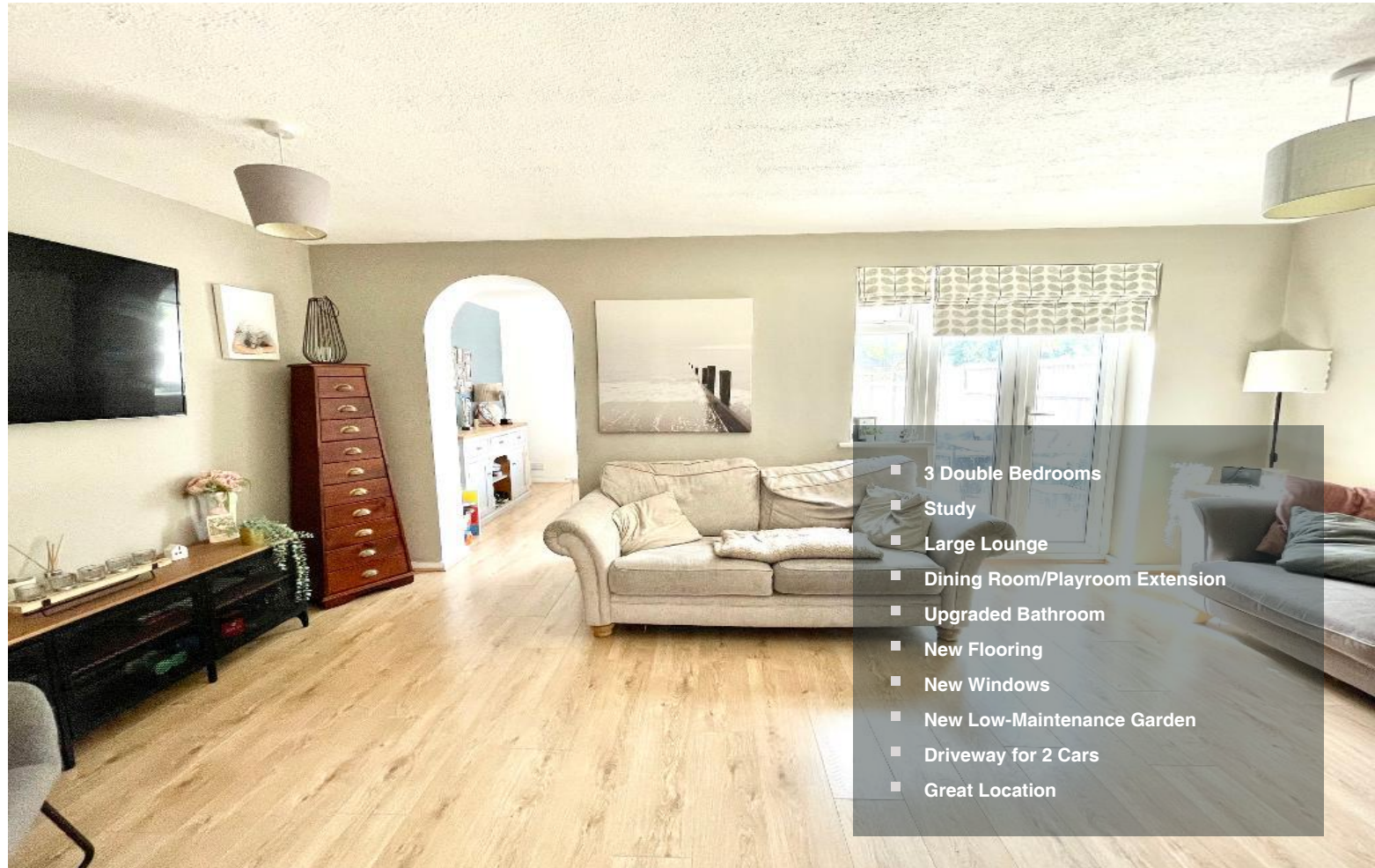
This lovely 3-bedroom semi-detached ticks all the boxes for modern family living. Imagine this: spending mornings exploring the vast landscapes of Welcombe Hills Country Park, right on your doorstep, then strolling into the historic heart of Stratford-upon-Avon for a delightful afternoon. This gem of a house puts you right in the middle of it all!

Inside, the layout is perfect for family fun. The study at the front is ideal for working from home, while the modern kitchen keeps the chef happy. But the real heart lies at the back. A spacious lounge awaits cosy evenings in, seamlessly connected to a light-filled dining room/playroom extension - perfect for family meals, entertaining, or creating a dedicated play area for the little ones. Patio doors lead out to the low-maintenance garden with a sunny patio and artificial turf, ideal for barbecues and playtime. Upstairs, three double bedrooms and a family bathroom complete the picture. Plus, there's driveway parking for two cars!

This delightful property offers the best of both worlds: stunning countryside and a charming historic town, all with modern conveniences at your fingertips. The current owners have recently replaced all the windows, upgraded the bathroom, replaced the flooring and landscaped the rear garden, leaving you free to just put your own decorative stamp on your new home.

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



- 3 Double Bedrooms
- Study
- Large Lounge
- Dining Room/Playroom Extension
- Upgraded Bathroom
- New Flooring
- New Windows
- New Low-Maintenance Garden
- Driveway for 2 Cars
- Great Location

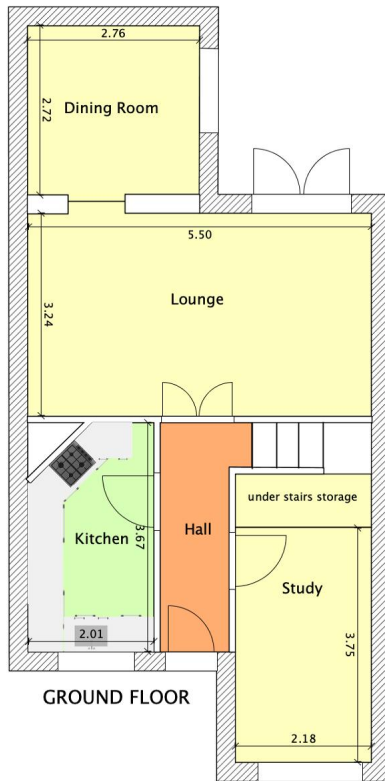
checked by your solicitor prior to exchange of contracts. Council Tax Band D with Stratford on Avon District Council.



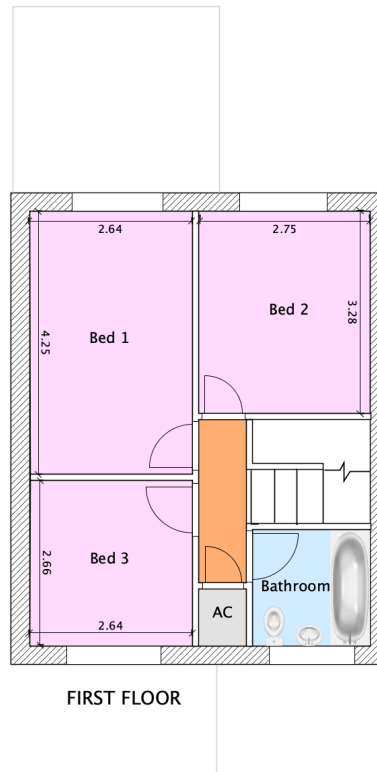
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Approximate Cross Internal Floor Area 964 ft²
Indicative floor plans for illustration purposes only



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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