



4 Bed End Terraced | Lock Close, Stratford upon Avon | £575,000

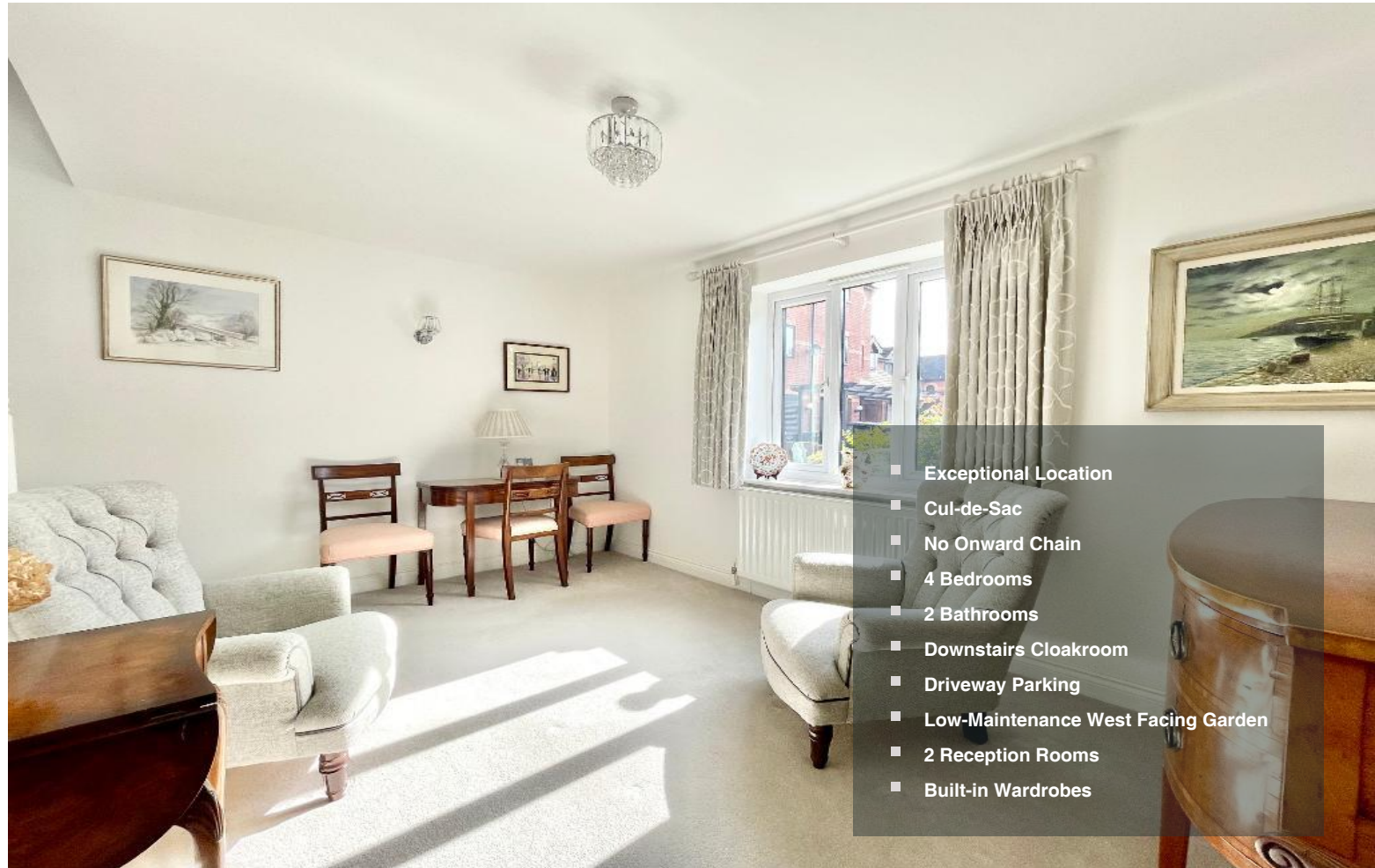
Description

Step into the heart of historic Stratford-upon-Avon with this exceptional 4-bedroom property, where location reigns supreme. Just a short stroll away lies the vibrant town centre, Shakespeare's birthplace, and picturesque canal walks, offering residents an unparalleled lifestyle immersed in cultural richness and scenic beauty.

As you enter through the hallway, the inviting ambiance sets the stage for the warmth and comfort that awaits within. The delightful kitchen/breakfast room beckons with French doors opening onto the rear garden, creating a seamless indoor-outdoor flow. Integrated appliances elevate the culinary experience, while a utility room off the kitchen adds practicality to daily routines.

The lounge exudes relaxation, boasting bi-fold doors leading to a small conservatory that overlooks the tranquil rear garden - an ideal spot for unwinding. Meanwhile, the dining room at the front provides an elegant space for formal gatherings and entertaining, completing the ground floor layout alongside a convenient downstairs loo.

Upstairs, the property offers four thoughtfully designed bedrooms to accommodate every need. Bedroom 1 presents a luxurious retreat with its double proportions, built-in wardrobes, and a Juliet balcony overlooking the charming rear garden. Its en-suite bathroom, complete with bath and shower over, WC, and vanity basin, offers a touch of indulgence for daily routines. Bedroom 2 offers another spacious double option with built-in wardrobes, while bedroom 3 provides generous



- Exceptional Location
- Cul-de-Sac
- No Onward Chain
- 4 Bedrooms
- 2 Bathrooms
- Downstairs Cloakroom
- Driveway Parking
- Low-Maintenance West Facing Garden
- 2 Reception Rooms
- Built-in Wardrobes

single proportions, also featuring built-in wardrobes. Bedroom 4 serves as a versatile space, ideal for use as a single room or office, boasting its own built-in wardrobes.

Completing the upstairs layout, the main bathroom features a walk-in shower, WC, and vanity basin, ensuring comfort and convenience for all occupants.

Outside, the west-facing rear garden provides a tranquil retreat, featuring mature plants, patio areas, and gated side access - a perfect sanctuary for enjoying the outdoors. At the front, driveway parking and additional parking space, alongside a garage store for bikes, bins, and tools, offer practicality and convenience for residents.

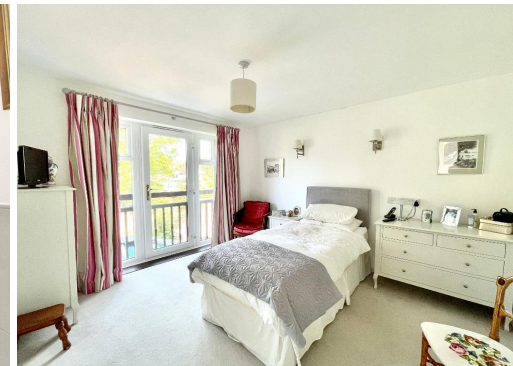
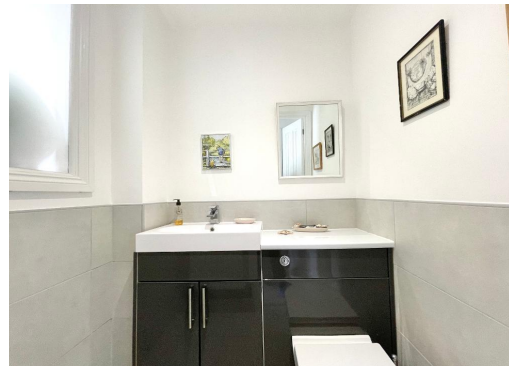
With no onward chain, this property presents a rare opportunity to embrace the essence of Stratford-upon-Avon living, where culture, history, and natural beauty converge to create an exceptional lifestyle opportunity.

Additional Information

We are informed by the vendor that the property is share of freehold with an annual estate maintenance charge of approximately £290. We are advised that the property benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.

Council Tax Band F 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.

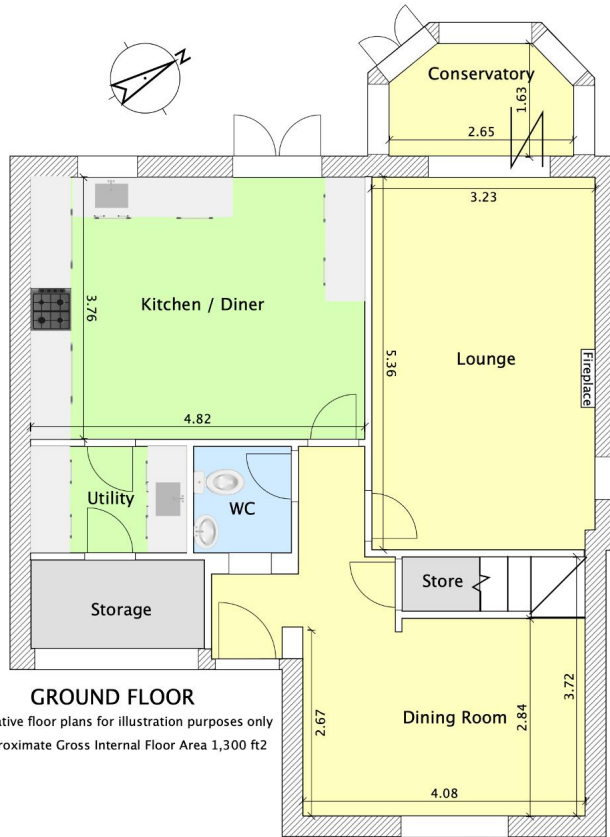


All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



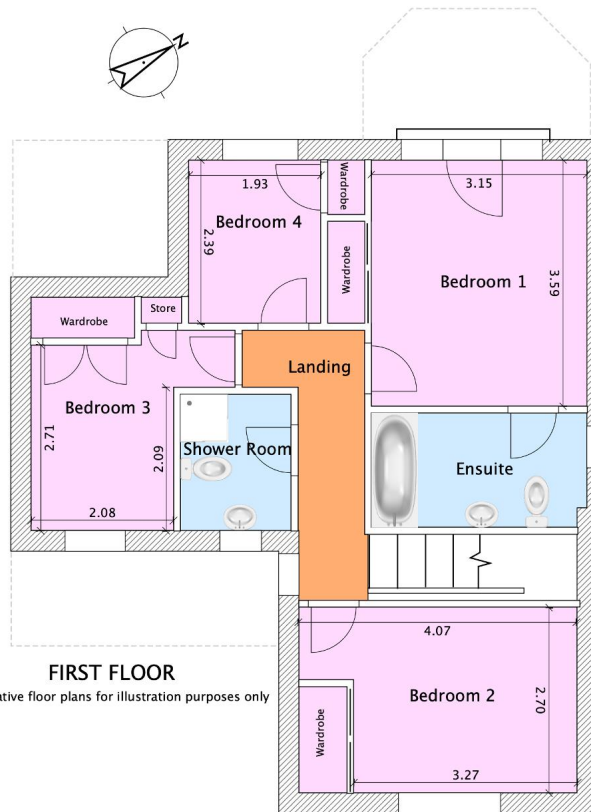


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR


Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1,300 ft²




FIRST FLOOR

Indicative floor plans for illustration purposes only

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