



2 Bed Cottage | Banbury Rd, Stratford upon Avon | £400,000

Description

Nestled in the charming town of Stratford upon Avon, this inviting two-bedroom home combines comfort and convenience. Perfect as a permanent home, second home or even a holiday rental, this property is within easy walking distance to the vibrant town centre, making it a prime location for experiencing all the local attractions.

Ground Floor:

Porch: Step into a welcoming porch area that leads you into the heart of the home.

Lounge/Diner: The lounge and dining area is perfect for relaxing evenings. The wood-burning stove adds to the cosy feel.

Kitchen: A well-designed kitchen equipped with modern appliances, ensuring all your culinary needs are met.

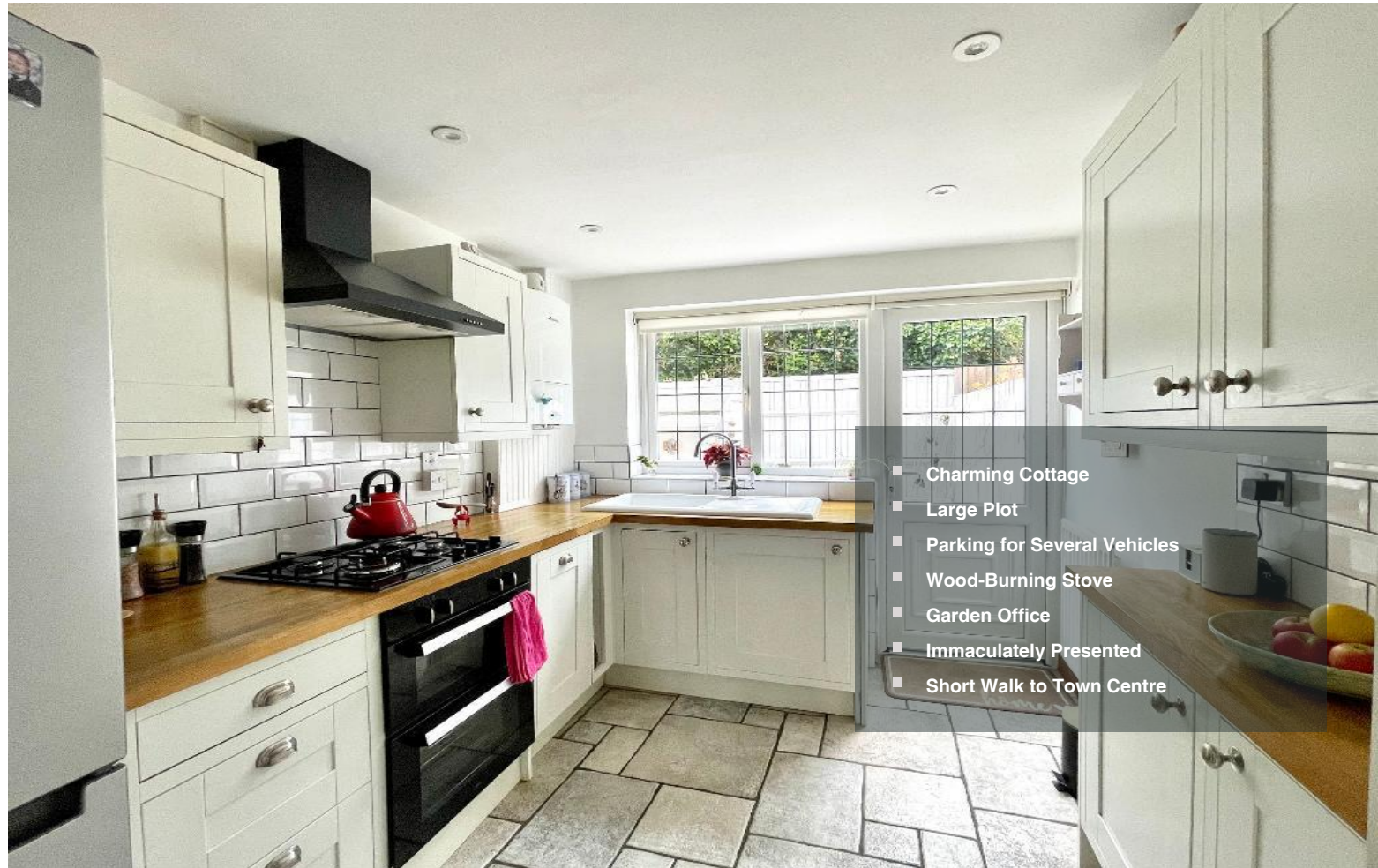
Store: A handy storage space for keeping household essentials neatly tucked away under the stairs.

First Floor:

Bedroom 1: A comfortable master bedroom with built-in wardrobe

Bedroom 2: A second smaller bedroom, ideal for guests or as office space

Bathroom: A stylish, centrally located bathroom fitted with modern amenities.



- Charming Cottage
- Large Plot
- Parking for Several Vehicles
- Wood-Burning Stove
- Garden Office
- Immaculately Presented
- Short Walk to Town Centre

Outdoor Space:

Garden: The property features a large front garden, offering a spacious area for outdoor activities, gardening, or simply enjoying the fresh air. There is also a charming small courtyard garden at the back, perfect for intimate gatherings or a quiet retreat.

Garden Office: Located in the front garden, the garden room is a versatile space ideal for a home office, creative studio, or hobby room

Parking: The property includes parking space for several vehicles, ensuring convenience for you and your visitors.

Location:

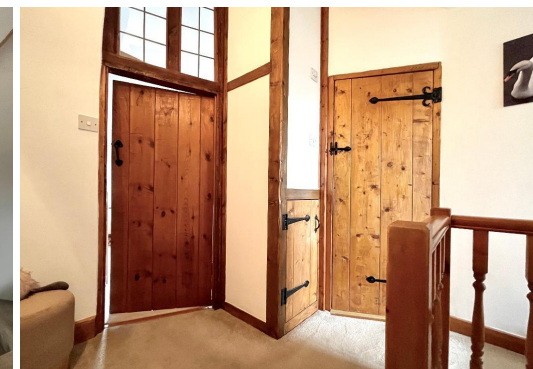
Situated in Stratford upon Avon, renowned for its rich history and as the birthplace of William Shakespeare, this home is perfectly positioned for enjoying the town's numerous attractions. The town centre, with its array of shops, restaurants, and cultural sites, is just a short walk away. Enjoy picturesque walks along the River Avon, visit the Royal Shakespeare Theatre, or explore the many historical sites.

Investment Opportunity:

This delightful home is not only perfect for full-time living but also presents an excellent investment opportunity as a second home or holiday rental. Its prime location and additional garden room add considerable appeal and versatility.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity

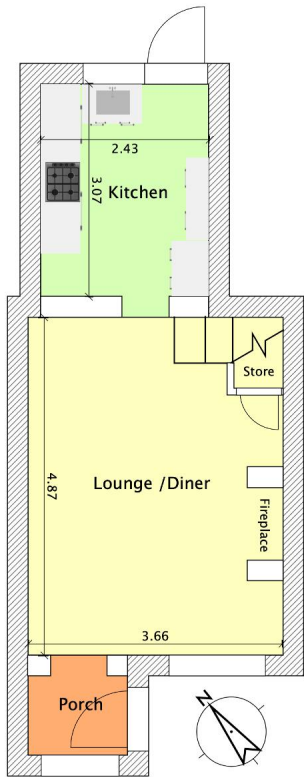


and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band C with Stratford on Avon District Council.

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.

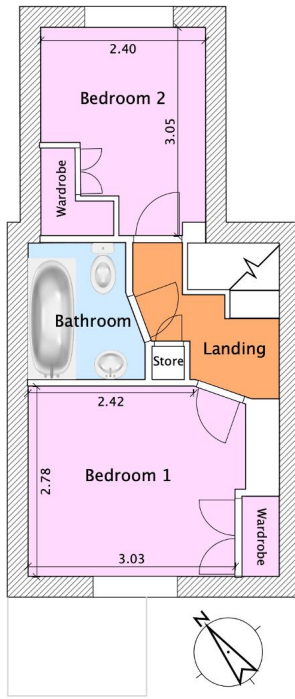






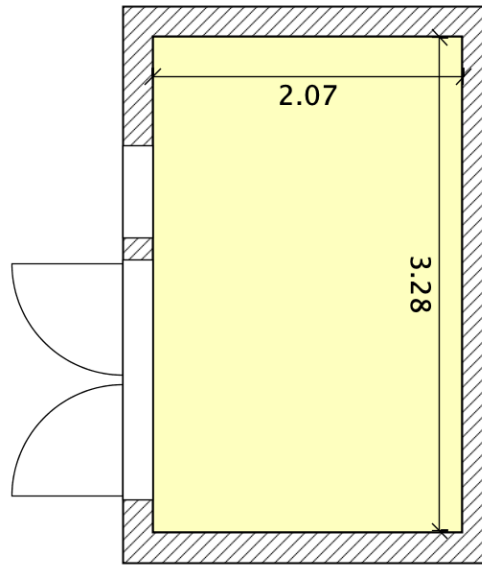
Indicative floor plans for illustration purposes only
Approximate gross Internal Floor Area 555 ft²

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

GARDEN STUDIO

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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