

3 Bedroom Semi-Detached for Sale - £350,000

Wordsworth Avenue, Stratford upon Avon, CV37 7NG



KEY FEATURES

- NO ONWARD CHAIN • 3 Double Bedrooms • 2 Bathrooms • Dressing Room/Office • Conservatory • Garage • Parking • Pleasant Outlook

Description

NO ONWARD CHAIN. A well-situated three storey semi-detached home on Wordsworth Avenue, enjoying a pleasant outlook to the front and offering flexible accommodation over three floors, together with a garage, parking and a low-maintenance garden.

The property is approached via a pedestrian pathway, set back from the road with an pleasant outlook across an orchard to the front. The ground floor has a welcoming hallway with a downstairs cloakroom/WC. To the front lies the kitchen, fitted with a range of units and built in oven, while to the rear is a spacious lounge with a large under-stairs storage cupboard. From here, doors open into a conservatory which provides an additional living space and connects directly with the garden.

On the first floor, there are two double bedrooms served by a family bathroom. The top floor is devoted to the principal suite, a generous room complemented by a dressing room/office (with fitted wardrobes) and an en-suite shower room. This arrangement offers excellent privacy and a sense of space, making the upper floor feel like its own private retreat.

Outside, the rear garden has been designed for ease of maintenance, with a door leading directly into the garage. A side gate opens onto a side garden with garden shed and an additional gate returning to the front of the property. The garage and private parking space are located to the rear, providing convenient off-road parking.

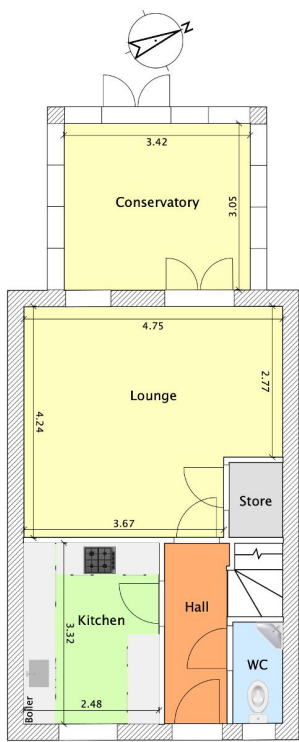
The historic town centre is within easy reach, renowned as the birthplace of William Shakespeare and offering a wealth of cultural attractions including the world-famous Royal Shakespeare Theatre, as well as riverside walks, restaurants, cafés, and independent shops. Stratford is also home to a range of excellent schools, including primary and secondary options, and both King Edward VI Grammar School for boys and Stratford Girls Grammar School.

Additional Information

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

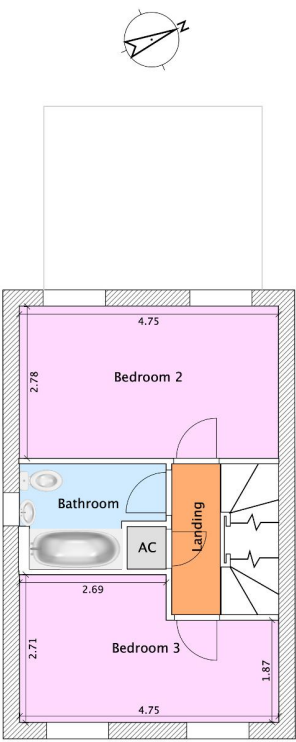






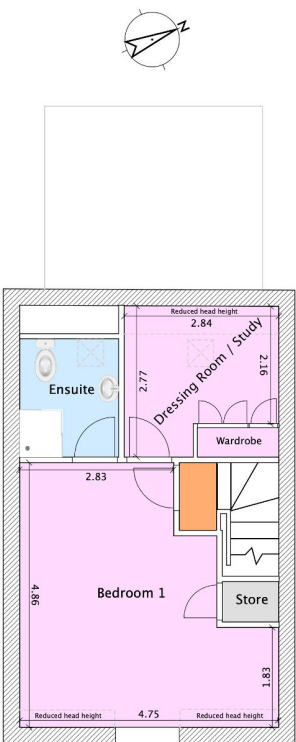
Approximate Gross Internal Floor Area 1281 ft² / 119 m²
Indicative floor plans for illustration purposes only

GROUND FLOOR



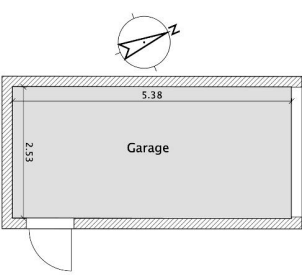
Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

SECOND FLOOR



Indicative floor plans for illustration purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		