

2 Bedroom Terraced for Sale - £340,000  
Wellesbourne Grove, Stratford upon Avon, CV37 6PD



## KEY FEATURES

- No Onward Chain • 2 Double Bedrooms • Town Centre Location • Good-Sized Rear Garden • 2 Reception Rooms • Basement • First-Floor Bathroom



## Description

A two bedroom terraced home positioned right in the heart of Stratford-upon-Avon, offered for sale with no onward chain. This attractive period property is just a short stroll from the town's excellent shops, restaurants, and riverside walks, making it a perfect choice for those who want to enjoy everything this historic market town has to offer.

The accommodation includes a welcoming lounge with a bay window to the front, a dining room leading through to the kitchen, and access to a useful basement providing additional storage or hobby space.

Upstairs there are two good-sized double bedrooms and a family bathroom fitted with a bath, separate shower, WC and basin.

Outside, the property benefits from a generous rear garden - a rare find in such a central location - offering plenty of space for relaxing, entertaining, or creating a beautiful town garden.

Stratford-upon-Avon is world-renowned as the birthplace of William Shakespeare and offers a wonderful blend of culture, heritage and modern convenience. The railway station, schools, and leisure amenities are all within easy reach, along with the scenic River Avon and the famous Royal Shakespeare Theatre.

A delightful home with character, perfectly placed to enjoy town centre living.

### Additional Information

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		