



New Street, Stratford-Upon-Avon

CV37 6BX

In Excess of **£285,000**



New Street

Stratford-Upon-Avon, CV37 6BX

Hands up who wants a property within walking distance of Stratford Town Centre, Holy Trinity Church, riverside walks and the RSC Theatre? Then look no further...this two bedroom, end of terrace mews property is situated in a quiet position within the highly sought area of Old Town. Well-presented throughout, it can be moved into right away and then you can add your style as and when. Boasts two parking spaces too...what is there not to like?

Approached from New Street through an arched shared driveway entrance, this property is located on the far side, nicely tucked away. The front entrance door opens and guests are welcomed in the hallway with stairs rising ahead and doors lead off to:

Kitchen is located at the front, fitted with wall and base units and complementary worksurfaces over with gas hob and integrated oven beneath. There is space for a fridge and space and plumbing for a washing machine. Everything is readily at your fingertips making cooking a breeze.

From the hallway, a second door enters you into the living dining room. There is ample space for sofas and a dining table and an electric fireplace gives a focal point to the room.



This space is great to entertain visiting family and friends. A lovely feature of this room is there is a floor to ceiling bay window and door offering views over the rear garden which allows natural light to flood the room.

Heading upstairs, the master bedroom is located to the rear and also boasts a bay window. There are fitted wardrobes to one wall which aids in keeping the room decluttered. The second bedroom is on the front and also benefits with having a double fitted wardrobe and over the stairs there is an airing cupboard with radiator. Lastly the bathroom is fitted with a three-piece suite comprising shower over the bath.

Outside the private rear low-maintenance garden offers privacy and a quiet spot to enjoy lazy coffee mornings. There is a shed to stow away garden furniture and side gated access to the front. Cherry on the top is that there are two allocated parking spaces directly at the front of the property - parking in Old Town...worth its weight in gold!

This property would suit all buyers from first time buyers, professionals and retirees to investors wanting to add to their portfolio.





Old Town is a highly sought after area of Stratford-upon-Avon as it is within walking distance of all the attractions of the town centre including theatres, shops, restaurants and public houses. It is also within walking distance of Holy Trinity Church, riverside walks along the banks of the River Avon and across to the Recreation Park.

Council Tax band: D

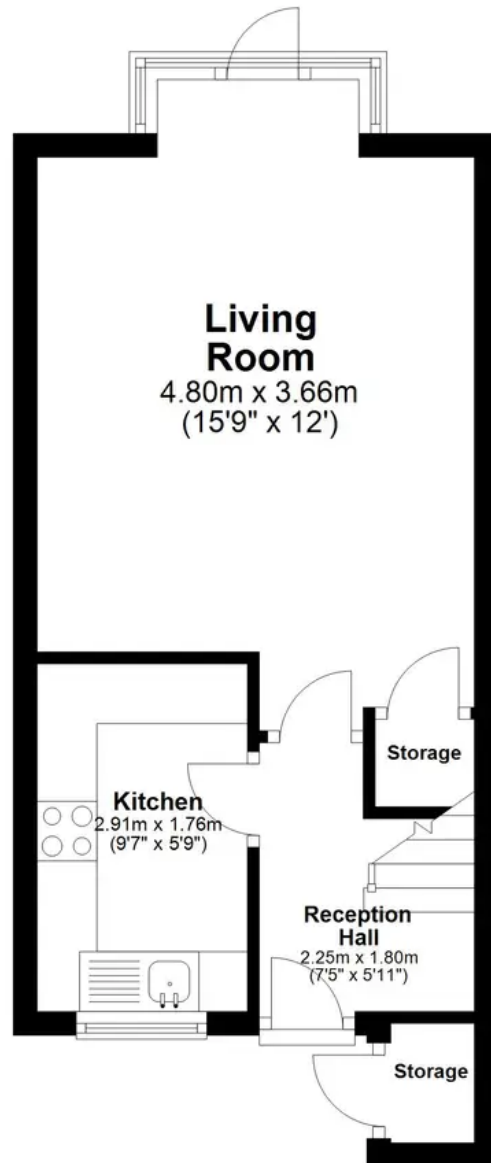
Tenure: Freehold

Charges: £280 per annum estate charge

- End of Terrace
- Two Bedrooms
- Living Dining Room
- Private Rear Garden
- Two Allocated Parking Spaces
- Highly Desirable Location

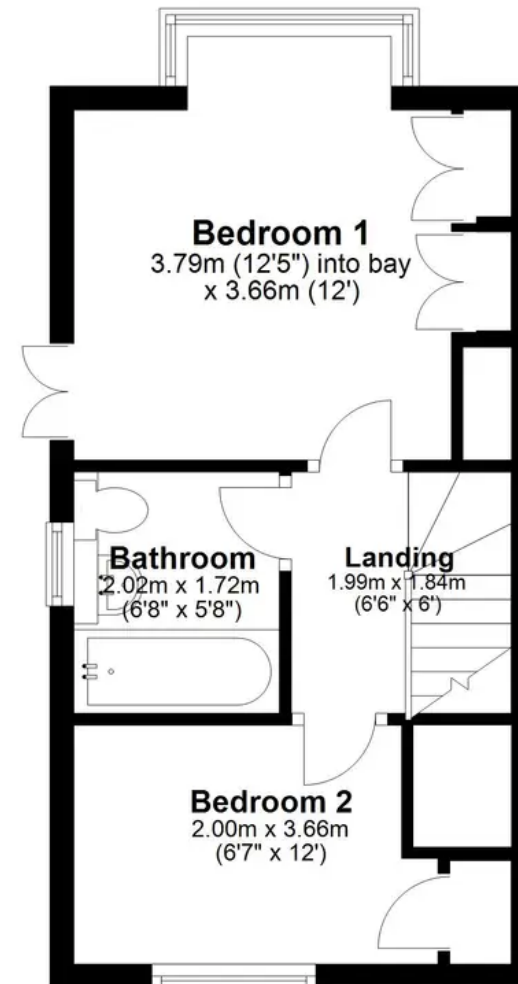
Ground Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



Total area: approx. 53.9 sq. metres (579.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.





Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01789 332877 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

