



**Mayfield Court, Stratford-Upon-Avon**  
CV37 6XE

In Excess of **£185,000**



Would you like to be within a 5-minute stroll of the town centre but not right in the thick of things? This first-floor maisonette could be perfect for you! Here you find yourself within easy reach of the thriving shops and restaurants of Stratford-upon-Avon Town Centre, RSC Theatre, Holy Trinity Church, and recreational grounds where you can enjoy long strolls along the River Avon, canal or over the Welcome Hills on warm, sunny days.

You access the property via a private entrance door located on the side of the property into an inner lobby where stairs then lead up to the first-floor. The landing has doors off accessing the accommodation. The living room is a good size allowing for lounging and dining with friends and family. The large window to the front allows plenty of light to flood in and affords a view up the street ahead. A door flows through to the kitchen.

The kitchen is also located on the front of the property again with a view up the street. The kitchen is fitted with Beech style units with complimentary worksurfaces over although fully functioning it would benefit with having a slight facelift and there is space for those all-important appliances. A further door takes you back onto the landing.





Across the landing, opposite the living accommodation, positioned on the rear of the property are two bedrooms, both can accommodate double beds and has room to style the bedrooms how you wish. The second bedroom also benefits from having built-in wardrobes. The bathroom is fitted with a three-piece shower suite.

A key benefit of being on the first floor is the sizeable loft space. The loft space is accessed via a loft hatch and a pull-down loft ladder. The loft area has been converted and has two Velux windows allowing light to flood in. As the loft area does not have a standard staircase this area cannot be classed as a bedroom, however, can be utilised in a number of ways such as a study area or computer gaming den or to provide excellent storage space.

The cherry on the cake is that this maisonette enjoys having its own garden space located to the rear. The garden is the ideal spot for setting up the BBQ and patio set to enjoy summer days at your leisure. For more green fingered souls, the garden is a blank canvas just waiting to get designed and planted. The property is being offered for sale with no onward chain and will be available in September 2024.



Permit parking is available to residents.



Stratford-upon-Avon the historic birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre is nestled within the heart of South Warwickshire countryside, on the banks of the river Avon. Stratford is also a prosperous market town with a wide variety of local and national chain stores, fine restaurants, inns and public and private schools. The most famous school in Stratford is King Edward VI school, which is where William Shakespeare is believed to have studied. It is an all-boys school, and one of the few schools which selects its pupils using the Eleven plus. There is also an all-girls selective school, Stratford-upon-Avon Grammar School for Girls, in Shottery, a short distance out of town.

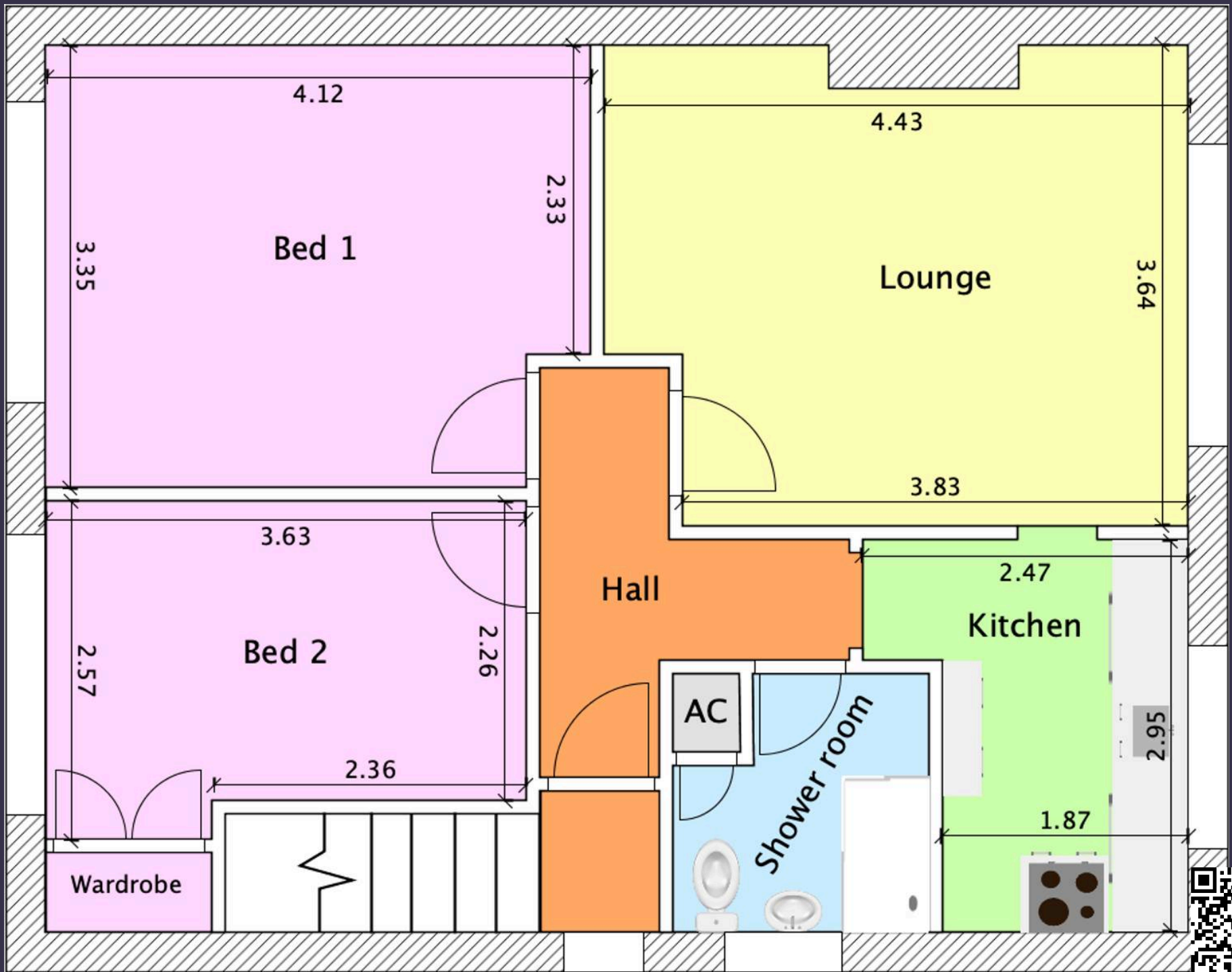
Council Tax band: B

EPC Rating: D

Tenure: Leasehold

Lease expires on 5th February 2195.

- First Floor Maisonette
- Two Double Bedrooms
- Lounge Dining Room
- Separate Kitchen
- Shower Room
- Loft Area
- South East Facing Rear Garden
- On Street Parking Permit
- Close to Canal Walks & Town Centre



Indicative floor plans for illustration purposes only





## Natalie Christopher Estate Agents

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