



Bull Street, Stratford-upon-Avon

CV37 6DS

In Excess of £375,000



Bull Street

Stratford-Upon-Avon, CV37 6DS

A stunning, immaculately presented, two double bedroom Victorian mid-terrace property located in the fashionable area of Old Town. Being within close proximity of Stratford-upon-Avon's Town Centre and all the town has to offer. This is a turnkey property meaning you purchase, turn the key and move straight in. During the current ownership the kitchen has been refitted, downstairs W/C has been added and the upstairs bathroom has been remodelled and refitted into a shower room.

The property also benefits with having double glazing windows throughout and sympathetic double glazing sash windows to the front with lovely, fitted window shutters, a new double glazed rear door and a landscaped rear garden making it as low maintenance as you require. Most of the expense has been covered making this an ideal purchase for those who lead busy lives or buyers who do not wish to undergo lots of work.

Approached via pavement to front entrance door which welcomes guests into the living room. Your eye is immediately drawn to the cast iron gas feature fireplace giving a lovely focal point to the room. Fitted shutters to the front window provides as much privacy as you would wish for.



Original cupboards are fitted into the alcoves either side of the chimney providing valuable storage.

Carrying on through to the rear of the property; you enter the open plan kitchen dining area. An ideal layout for those who love to entertain as the chef of the house would not miss out on any conversation whilst cooking up a storm for dining guests. The dining area has ample space for a dining table and a dresser and there is a useful understairs cupboard to stow away the Hoover and ironing board. Off the dining area there is a downstairs W/C and a door which opens into the staircase leading up to the first floor.

The kitchen has been fitted with modern light pastel grey wall and base units having complementary worksurfaces over and finished off with a striking pink glass splashback to the hob. There is a peninsula which separates the kitchen from the dining area and houses the integrated fridge and freezer beneath. There is also an integrated dishwasher next to the kitchen sink which is beneath the window so you can enjoy watching many local resident wild birds whilst doing the dishes. A newly fitted, fully double-glazed rear door allows plenty of light to stream into the kitchen area and gives access to the rear garden.



To the first floor, the master bedroom is located to the front. This is a lovely spacious room with a feature fireplace reminding you of the age of the property and a fitted cupboard to one of the alcoves to the side of the chimney breast provides more storage and there is a built-in cupboard/wardrobe aiding in keeping the room decluttered.

There is a further smaller double bedroom to the rear with a built-in airing cupboard housing the gas central heating combi boiler. Lastly, a remodelled bathroom has been refitted with a shower cubicle having mains shower drencher head and second shower head, vanity wash hand basin with added units providing plenty of place to stow away cosmetics and incorporating W/C with concealed cistern all to one wall.

Outside the rear garden is westerly facing and has been landscaped now providing a low maintenance garden. The garden is in two sections and is separated with railings and a gate. The large cobbled paved patio area providing the perfect spot to bask in the summer sun or just to unwind after a long day's work, sipping your favourite cocktail. The garden beyond now has a stone covering offering lots of space for pots where green fingered souls can enjoy planting and a central pathway leads to the top where a further area could be used for another seating area ensuring you could sit in the sun all day if you wished.

An ideal home for professionals, first time buyers or would be a great addition to add to an investor's property portfolio for B2L or Airbnb.





Location is everything and this property boasts being only a few minutes' walk away from Stratford-upon-Avon town centre, picturesque walks around Holy Trinity Church, along the banks of the River Avon and over to the Recreation Grounds, also not forgetting the RSC Theatre.

Council Tax band: C

Tenure: Freehold

- Immaculately Presented Victorian Terrace
- Two Double Bedrooms
- Living Room
- Kitchen Dining Room
- Downstairs W/C
- Upstairs Shower Room
- Westerly Facing Landscaped Rear Garden
- Highly Sought After Location

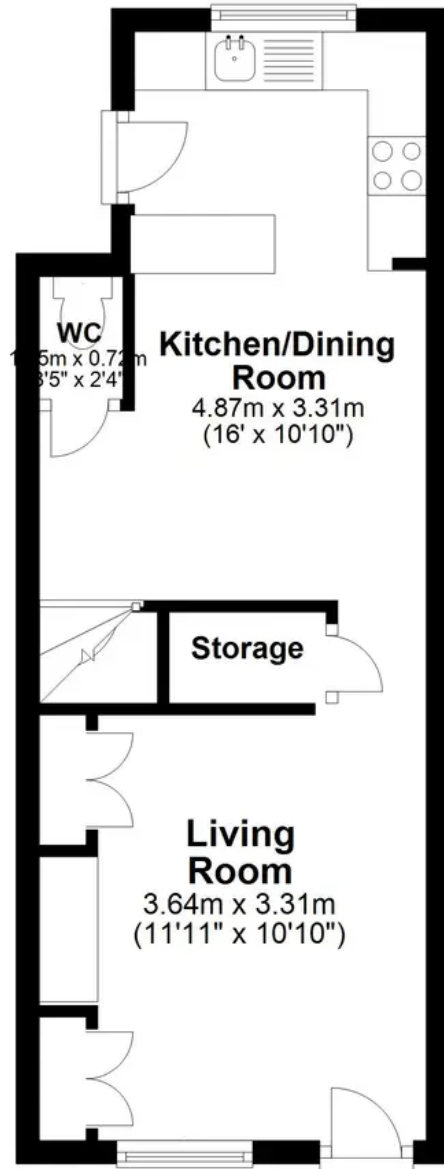
Agents notes:

There is a right of way across the rear garden to one neighbouring property.

This property is owned by a family member of an employee of Natalie Christopher Estate Agents.

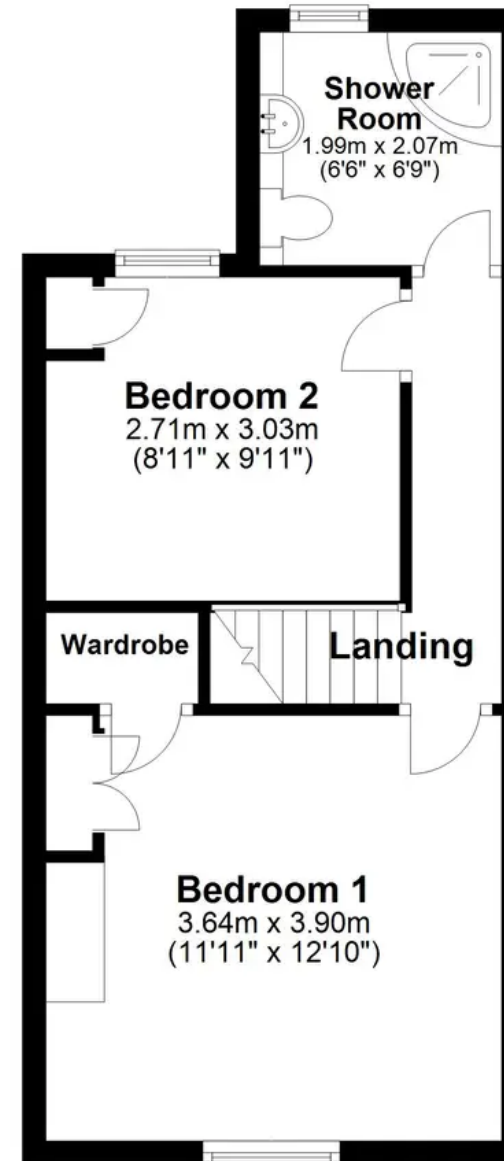
Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 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

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