



Lock Close, Stratford-Upon-Avon

CV37 6GF

In Excess of £525,000



You know the saying; it's all about location, location, location! Are you looking for a property that is right in the thick of things, having everything on your doorstep, yet wanting peace and tranquillity? Yes, all of this IS possible. This three-storey, three-bedroom, mid-terrace town house is perfect for every buyer whether you are a professional couple, retirees or a family. Boasting an enviable position within a cul-de-sac and located a couple of streets from Stratford-upon-Avon's town centre easily accessing all amenities, restaurants and bars. A short walk from the Bancroft Gardens, RSC Theatre and Recreation along the banks of the River Avon. The property is well presented, and the cherry on the top is not just the quiet setting and tranquillity but the South facing private rear garden.

The property is approached via driveway and maintained garden bed leading to a canopy porch, handy to shelter from wet weather. The front entrance door opens into the entrance hallway with stairs rising to the first floor, heading straight ahead to the kitchen dining room located on the rear.

This modern, open plan style means conversation flows easy whilst the chef of the house cooks up a storm in front of dining guest's eyes. There is a central island incorporating drawers and shelving for extra storage and a breakfast bar that can seat four comfortably, conveniently positioned by the French doors so your eye gets drawn down the garden offering the perfect spot to perch with friends and catch up over a brew or enjoy pre-dinner drinks. The kitchen is fitted with contemporary units having complementary solid oak worksurfaces over and inset 5-ring gas hob with cooker hood over and built-in oven beneath. There is also a fitted speaker so you can enjoy listening to music or podcasts whilst cooking. All appliances are integrated giving that streamline feel.





Back into the hallway doors lead off to; a downstairs cloakroom, a must for all good homes. There is a built-in storage cupboard and further fitted cupboards beneath the staircase.

Heading upstairs to the first-floor landing, a window to the front allows light to flood in and stairs rise to the second floor landing. Located on the rear is the living room, this is a bright and airy room and as Southerly facing natural sunshine and daylight floods in through a window and French doors that picture frame the rear garden and the roof tops in the distance over towards the town centre. There is a walkout balcony where you can place a bistro table and chairs, a lovely spot to kick back and relax with a book. Also on this floor is a double bedroom, a lovely room currently being used as a study, located on the front.

Heading up to the second floor; the master bedroom is a generous size, having fitted wardrobes aiding in keeping the room decluttered and an en-suite shower room with a feature porthole window adding character. Also located on this floor is the third bedroom which accommodates a double bed and also has built-in wardrobes. A separate bathroom facilitates the second and third bedrooms and is fitted with a three-piece suite comprising bath with mains shower over.





Outside to the rear the property boasts a South facing rear garden that is private, which is hard to find being so central to the town. The pretty garden is hard landscaped, so easy to manage if you lead busy lives or for more green fingered souls there is plenty of space to tend to a flower bed and ample space for multiple pots to plant, adding a splash of colour throughout the seasons. There is a tree at the bottom of the garden and a garden shed to store equipment and garden furniture cushions in the winter months. This is the perfect garden to bask in the sun, enjoy a BBQ or al-fresco dining or sitting out enjoying your favourite tipple relaxing and unwinding at the end of a busy day. To the front there is an integral garage with an up and over door, power and lighting, and a block paved driveway in front providing off road parking for one vehicle.





The property is Share of Freehold with a start date of 999 years from 01/01/1999. There is a service charge of £290 per annum.

Council Tax band: F

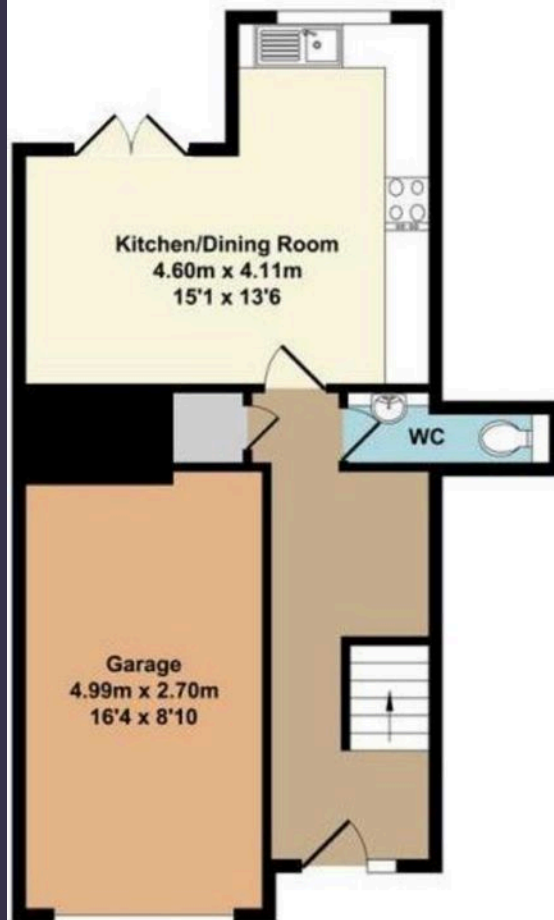
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Mid-terrace Town House
- Three Double Bedrooms
- Kitchen Dining Room
- Downstairs Cloakroom
- Living Room with Walkout Balcony
- Master Bedroom with En-suite
- South Facing Private Rear Garden
- Garage & Driveway
- Quiet Back Water Location
- Walking Distance to Town Centre

Total Approx. Floor Area 123.04 Sq.M. (1324 Sq.Ft.)

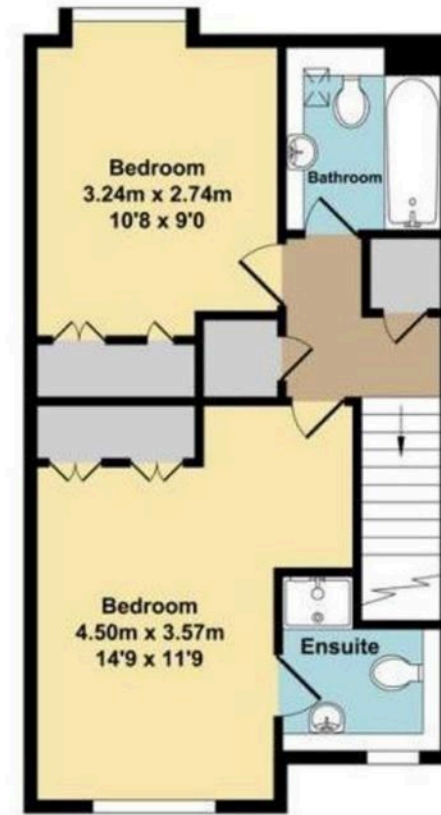
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 42.48 Sq.M.
(457 Sq.Ft.)



1st Floor
Approx. Floor
Area 41.72 Sq.M.
(449 Sq.Ft.)



2nd Floor
Approx. Floor
Area 38.84 Sq.M.
(418 Sq.Ft.)





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