

AP MORGAN



Trevelyan Crescent, Stratford-Upon-Avon
Offers in excess of £185,000

Features:

- Offered with no onward chain
- Well-presented first floor maisonette
- Open plan lounge/diner
- Contemporary fitted kitchen
- Modern bathroom
- Two spacious bedrooms
- Garage situated in separate block
- EPC Rating: C

Description:

Offered with no onward chain is this particularly well-presented, two-bedroom, first floor maisonette, situated in a popular location on the outskirts of the historical town of Stratford Upon Avon.

The deceptively spacious property is accessed via a secure front door on the ground level, with stairs leading up to the main accommodation, briefly comprising a hallway, a generous open-plan lounge/diner that has been made open plan through to the contemporary fitted kitchen. The kitchen enjoys a range of fitted wall and base units, an integrated oven with an electric hob over, and a breakfast bar. The two bedrooms are also of a good size, with bedroom one having a large cupboard/store/wardrobe, and a modern re-fitted bathroom suite with a bathtub, shower, and a mounted Bluetooth speaker mirror with built-in lighting.

The property also benefits from double glazing and gas-fired central heating throughout, utility cupboard with plumbing for a washing machine, a garage situated in a separate block to the rear, and communal parking options.

This maisonette is within walking distance of the town centre and under 2 miles from Stratford-upon-Avon train station. Nearby, you will find a local primary school, a corner shop, a post office, and a children's playground.

We have been advised that there is a currently a remaining lease length of approximately 120 years.

Stratford-upon-Avon is a thriving market town offering excellent shopping, social, educational, and recreational facilities. The historic location is internationally recognized as both the birthplace and home of the famous playwright William Shakespeare. Renowned for its Tudor-style architecture showcasing fine half-timbered buildings, today the town is a center for rural Warwickshire. It also boasts two Grammar Schools (one being the prestigious Shakespeare's School) and three theatres. The Royal Shakespeare Theatre, where famous Thespian actors perform, the Swan Theatre, and The Other Place, provide entertainment for all tastes. In addition, the property's location allows easy access to train services and road networks, including the M40 connecting to the Midlands municipality, The Cotswolds, London, and the South.



Details:

Entrance Hall

Lounge/Diner 15'10" x 10'10" (4.83m x 3.3m)

Kitchen 9'4" x 8'3" (2.84m x 2.51m)

Bedroom One 15'10" x 9'4" (4.83m x 2.84m)

Bedroom Two 9'4" x 9'6" (2.84m x 2.9m)

Bathroom 6'1" x 5'5" (1.85m x 1.65m)

Garage (In separate block)



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

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Property to sell?

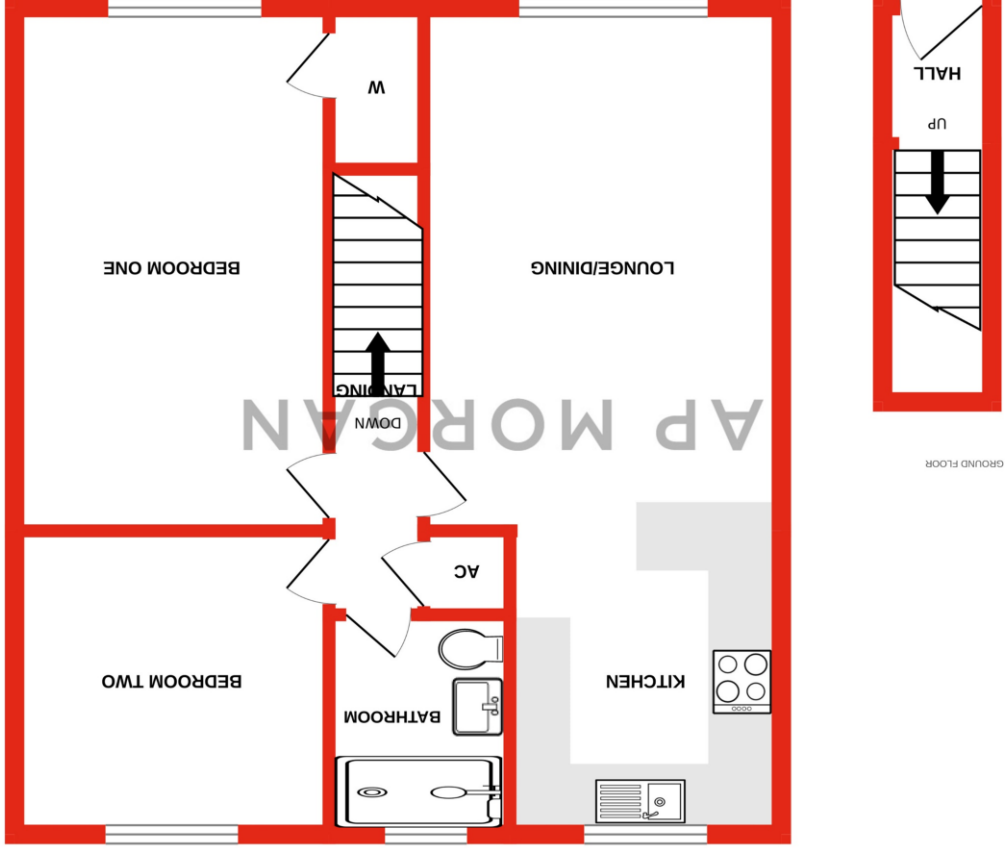
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Need a solicitor?

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1ST FLOOR

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