



**VAUGHANREYNOLDS**  
ESTATE AGENTS

2 Narrow Lane  
Stratford-Upon-Avon, CV37 6DP



## The Property

This is a unique chance to acquire a two double bedroom, two bathroom home situated in the sought-after Old Town, complete with a garage and off road parking. Available with no onward chain, this property is just a short stroll from the town centre and features a charming walled courtyard garden, making it a truly special find.

The accommodation includes an entrance hall with handy understairs storage. The breakfast kitchen is equipped with matching wall, base, and drawer units, topped with a work surface that includes a stainless steel sink and drainer, an integrated oven, a four-ring gas hob with an overhead extractor, and space for a washing machine, fridge, and freezer.

The sitting room boasts a fireplace with a tiled surround and double sliding doors leading to the garden. There's also a cloakroom featuring a WC and wash hand basin.

On the first floor, you'll find a landing with loft access and a door to a storage cupboard. The main bedroom is dual aspect and has an en suite with a spacious shower cubicle, WC, and pedestal wash hand basin. The second bedroom comes with a built-in wardrobe and its own en suite, which includes a bath with a shower over, WC, and pedestal wash hand basin.

Outside, the property features a delightful walled courtyard garden with gated side access and pedestrian access to the garage, which is equipped with electricity and lighting.

Additionally, there is off-road parking available for one car in front of the garage.





### The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

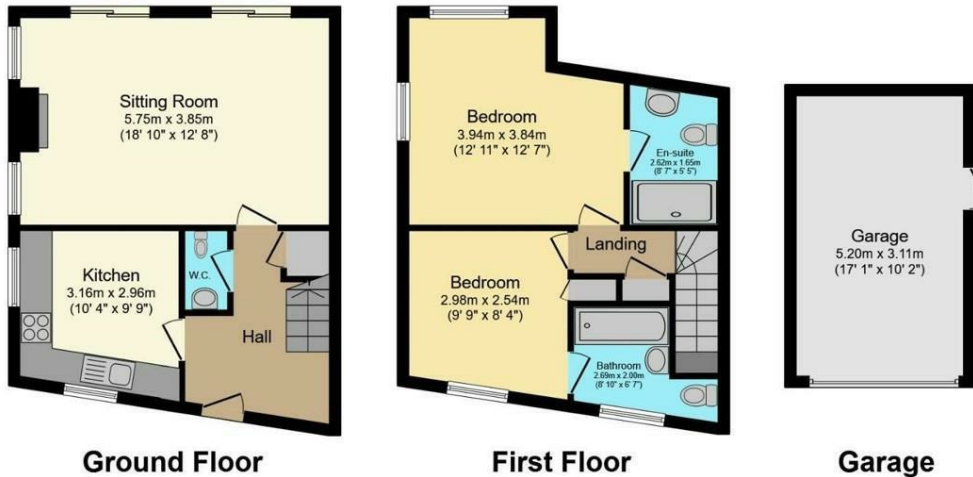
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

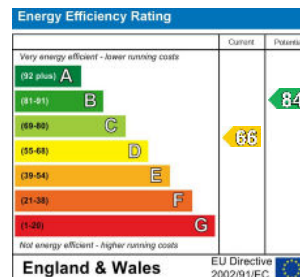
Local Authority: Stratford, Council Tax Band D

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Total floor area 93.7 sq.m. (1,009 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk