

## VAUGHANREYNOLDS ESTATE AGENTS

2 Brewery Street Stratford-Upon-Avon, CV37 0BQ



## The Property

Located in the heart of Stratford upon Avon town centre, ideally positioned to take advantage of the countless attractions and amenities at hand, this attached period home boasts a wealth of character and also enjoys a generous garden and a highly sought after garage. Being offered with no upward chain, the accommodation comprises;

A reception hall with flagstone flooring, exposed brickwork, and doorways off. There are three reception rooms in all, including a cosy sitting room with feature fire and bespoke shelving, formal dining room, with feature fireplace and a generous light filled garden room. The kitchen is well appointed with a comprehensive range of storage, complimented by solid wood worksurfaces over and space for whitegoods. There is tiled flooring throughout and access to the garden to side. A cellar provides useful additional storage, or potential for conversion if required.

To the first floor, a central landing provides access to three bedrooms and the house bathroom. The main bedroom also enjoys an en-suite shower

Externally, the property benefits from a generous enclosed garden, filled with an array of mature shrubs, trees and plants, helping to provide a secluded feel and leafy backdrop. Paved terracing also provides the perfect place to enjoy alfresco dining in the summer months. To the front of the property, a single garage with light and power can be accessed via remote electrically operated doors to front.





## 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.

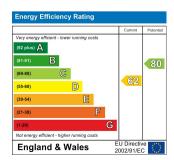
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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.





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimesions and shapes before making any decisions reliant upon them.

Plan produced using Planty.



## **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

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