



VAUGHANREYNOLDS
ESTATE AGENTS

11 Waterloo Drive
Stratford-Upon-Avon, CV37 7HS



The Property

Nestled in a serene cul-de-sac just off the highly desirable Banbury Road in Stratford upon Avon, this charming two double bedroom detached bungalow features well-proportioned living spaces, lovely gardens, and the advantage of no onward chain.

Set back from the street behind a lovely fore garden and a block-paved driveway, the property showcases an attractive facade and a tranquil setting.

Inside, the layout is carefully designed and includes a welcoming entrance hallway, a bright and spacious living room with a square bay window, and a generous kitchen dining room perfect for daily living and entertaining. There are two generously sized double bedrooms, along with a main shower room equipped with a walk-in shower. A covered side passageway leads to an additional second shower room, the rear garden, and the garage, providing excellent practicality and versatility. A section of the garage has plumbing for a washing machine and there is also space for a tumble dryer.

Outside, the property features a beautifully maintained mature rear garden complete with a patio seating area, a spacious lawn, well-stocked planted borders, and a garden shed — creating a delightful outdoor space to enjoy.





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. NB. Some of our images may have been enhanced using CGI.

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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