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ESTATE AGENTS

6 Chepstow Close
Stratford-Upon-Avon, CV37 9JF



The Property

Tucked away within a well-established residential setting on the fringe of Stratford-upon-Avon, 6 Chepstow Close is a beautifully modernised semi-detached home offering an excellent opportunity for first-time buyers, growing families, downsizers or investors alike. Having undergone a comprehensive programme of recent improvements, including replacement windows, a contemporary fitted kitchen, new flooring downstairs and new carpet upstairs, with a fresh décor throughout, the property provides a true turnkey opportunity with nothing to do but unpack and enjoy.

The accommodation is well planned and arranged over two floors. An inviting entrance hall leads through to a comfortable sitting room, creating the perfect space to relax, while the separate dining room enjoys direct access to the rear garden, making it ideal for both everyday living and entertaining. The modern kitchen is fitted with a stylish range of units, integrated appliances and ample worktop space, combining practicality with contemporary design.

To the first floor, a central landing provides access to two well presented double bedrooms and a single/study all finished in a fresh, neutral style, together with a smartly appointed family bathroom, creating comfortable accommodation ready to suit a wide range of lifestyles.

Outside, the generous enclosed rear garden offers an excellent balance of garden and paved terrace, providing plenty of space for children to play, outdoor dining and summer entertaining. Established planting areas offer the perfect opportunity for keen gardeners to personalise the space with their own choice of shrubs and flowers. To the front, side gated access leads to tandem off-road parking.





Offered to the market with no upward chain, this is an excellent opportunity to acquire a thoughtfully updated home in a convenient location, with easy access to Stratford-upon-Avon's excellent amenities, schools and transport links.

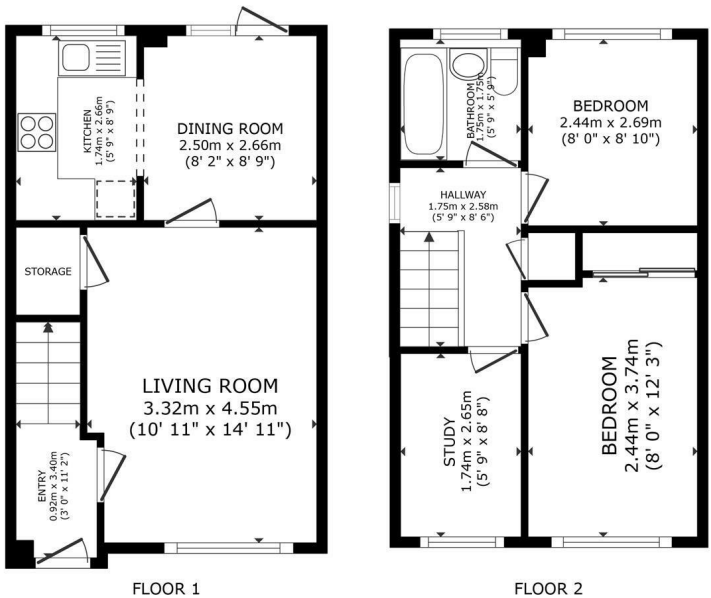
The Location

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



GROSS INTERNAL AREA
FLOOR 1 32.0 m² (344 sq.ft.) FLOOR 2 30.8 m² (331 sq.ft.)
TOTAL : 62.8 m² (676 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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 AI.

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.

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