



St. Peters Way, Stratford-Upon-Avon, CV37 0RX

Offers in excess of £160,000


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HOMES

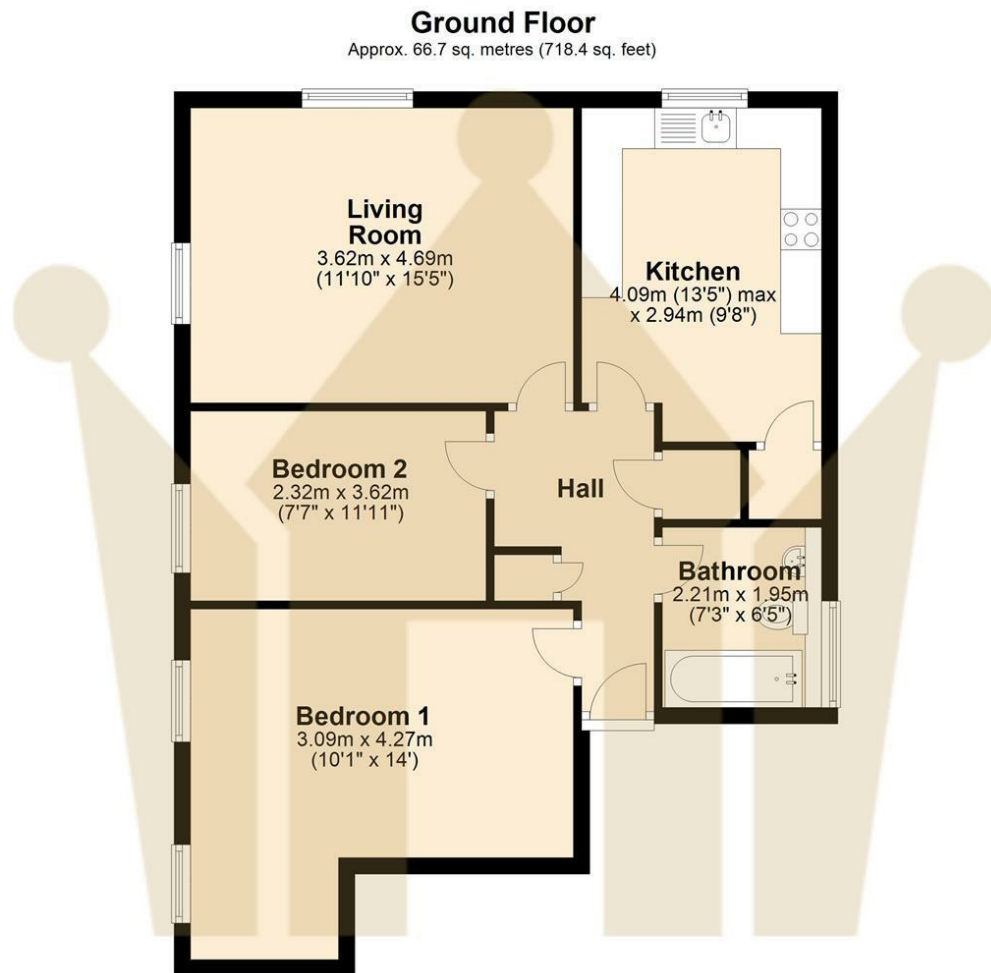
Situated in a highly desirable location, this property offers excellent transport links, including close proximity to Stratford Parkway train station, the Park and Ride, and easy access to the A46. Located on the first floor, the property features an entrance hallway, a spacious kitchen/diner, a bright lounge with dual-aspect windows, two well-proportioned bedrooms, and a modern bathroom.



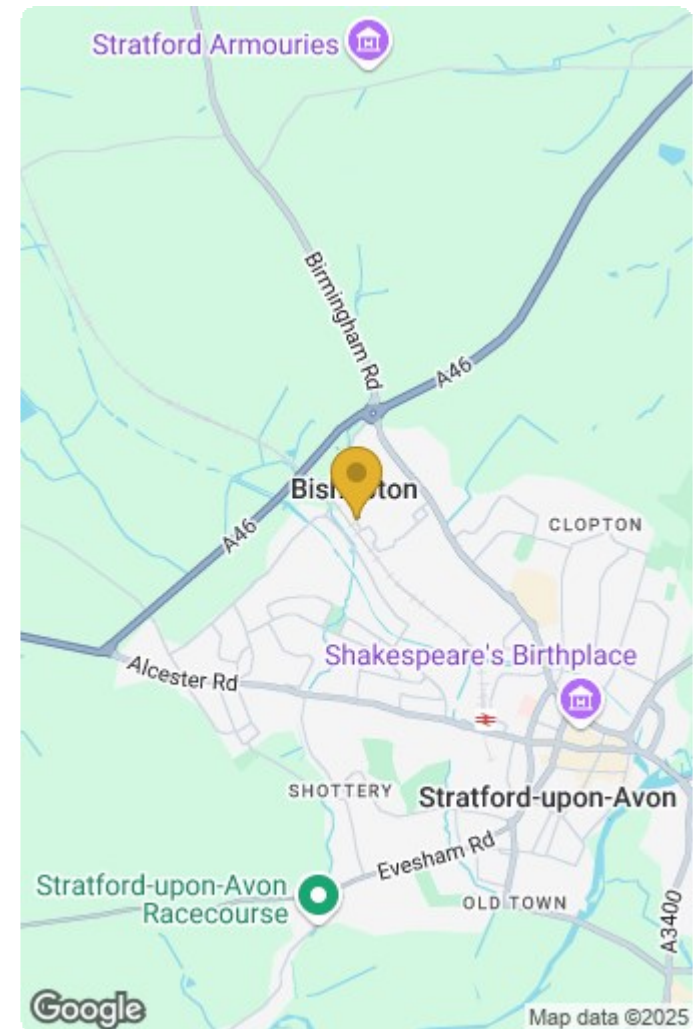
Hall	
Living Room	11'10" x 15'4" (3.62m x 4.69m)
Kitchen	13'5" x 9'7" (4.09m x 2.94m)
Bedroom One	10'1" x 14'0" (3.09m x 4.27m)
Bedroom Two	7'7" x 11'10" (2.32m x 3.62m)
Bathroom	7'3" x 6'4" (2.21m x 1.95m)







Total area: approx. 66.7 sq. metres (718.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(45-60) C		
(31-44) D		
(21-30) E		
(13-20) F		
(1-12) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	