



Baker Avenue, Stratford-Upon-Avon, CV37 9PN

Guide price £300,000


KING
HOMES

This charming three-bedroom semi-detached property, located in the heart of Stratford-upon-Avon, offers an ideal blend of comfort and practicality, but is in need of modernisation to fully realise its potential. A large driveway provides ample off-road parking, complemented by a carport and a garage to the side for additional storage or vehicle space.



Upon entering, you are greeted by a spacious entrance hallway with stairs rising to the first floor. The lounge, with its feature fireplace, leads through to the dining area via a lovely archway, creating an open and inviting space perfect for family living. The kitchen, located at the rear, benefits from a window overlooking the well-maintained garden, with a convenient door that leads directly into the garage.

Upstairs, you'll find three well-proportioned bedrooms, along with a shower room and a separate W/C, offering practicality for family living. While in need of some updating, these spaces present an excellent opportunity to personalise and improve.

Outside, the beautifully maintained garden is predominantly laid to lawn, providing a perfect space for outdoor activities. A paved patio area adds to the charm, offering a great spot for alfresco dining or relaxing in the sun.

This delightful property combines functional living spaces with a wonderful outdoor retreat and is waiting for the right person to bring it into the modern era. It's an ideal home for those looking to invest in a property with great potential in a peaceful, well-connected area.

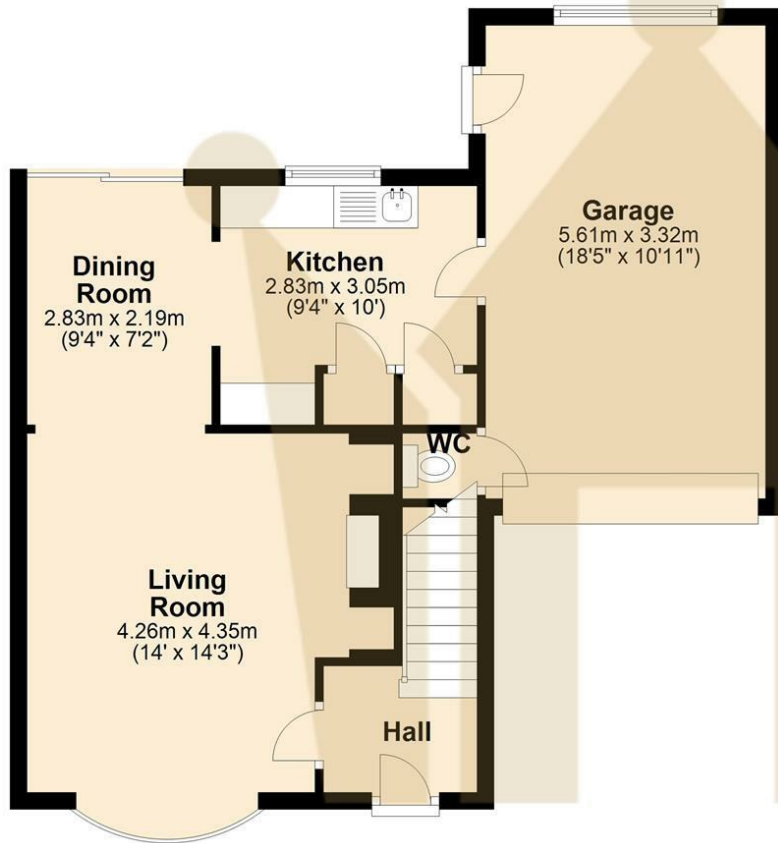
Hall	
Living Room	13'11" x 14'3" (4.26m x 4.35m)
Dining Room	6'6",272'3" x 7'2" (2,83m x 2.19m)
Kitchen	9'3" x 10'0" (2.83m x 3.05m)
Garage	18'4" x 10'10" (5.61m x 3.32m)
Landing	
Bedroom One	14'4" x 9'7" (4.38m x 2.94m)
Bedroom Two	11'2" x 9'7" (3.42m x 2.94m)
Bedroom Three	9'1" x 7'6" (2.78m x 2.30m)
Shower Room	5'1" x 7'6" (1.56m x 2.30m)
WC	





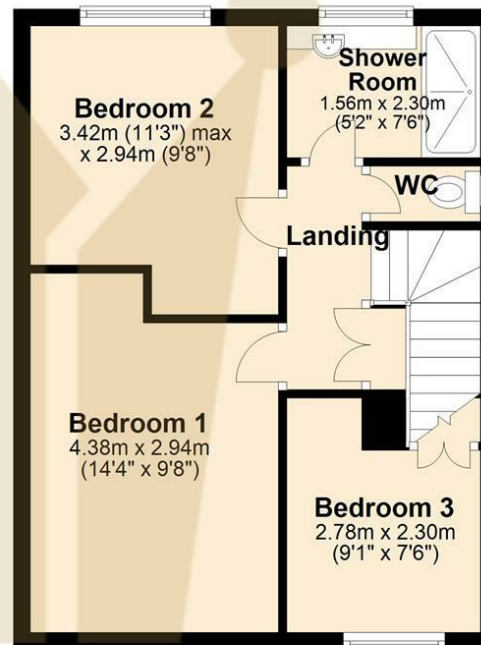
Ground Floor

Approx. 57.7 sq. metres (620.7 sq. feet)

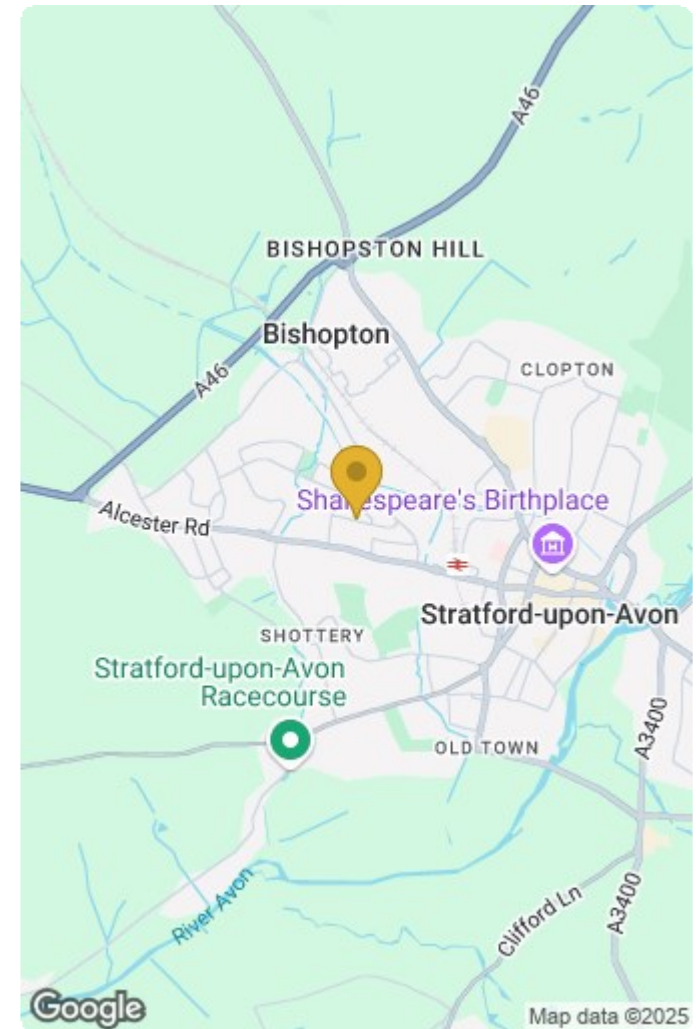


First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 96.5 sq. metres (1038.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	