



23, Banbury Road, Ettington, Stratford-upon-Avon, CV37 7SN



- Victorian character property
- Sitting room with log burner and brick fireplace
- Snug/office space
- Large modern bathroom
- Recently refitted kitchen
- Charming low maintenance courtyard garden



Offers Over £225,000

Nestled on the charming Banbury Road in the picturesque village of Ettington, Stratford-upon-Avon, this delightful terraced house offers a unique blend of character and modern living. With its inviting façade and traditional features, this property is sure to capture the hearts of those seeking a cosy home.

Inside, there are two spacious reception rooms, a large bathroom being a standout feature, one well-proportioned bedroom, a dedicated office space, dining room and sitting room.

#### ACCOMMODATION

A front door leads to entrance hall. Dining room with window to front and mock Tudor beams, concealed boiler cupboard. Office with window overlooking garden. Recently refitted kitchen with window overlooking garden, range of cupboards and work surface, integrated oven and electric hob with hood over, integrated fridge freezer, sink and drainer, washing machine. Sitting room with under stairs storage cupboard, brick fireplace with log burner, front door which is no longer in use but could be easily reinstated if required, stairs to first floor.

Double bedroom with built in wardrobe. Recently refitted bathroom with freestanding bath, large walk in shower cubicle, wash hand basin and wc, two windows.

Outside there is a charming courtyard garden to rear. On street parking.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. Please note there is a link passage which provides access to this home and the neighbouring property.

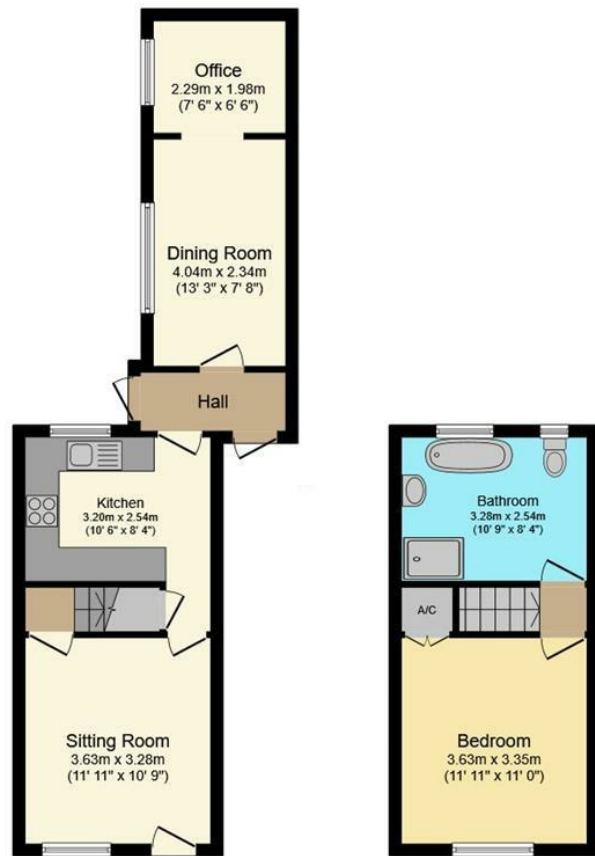
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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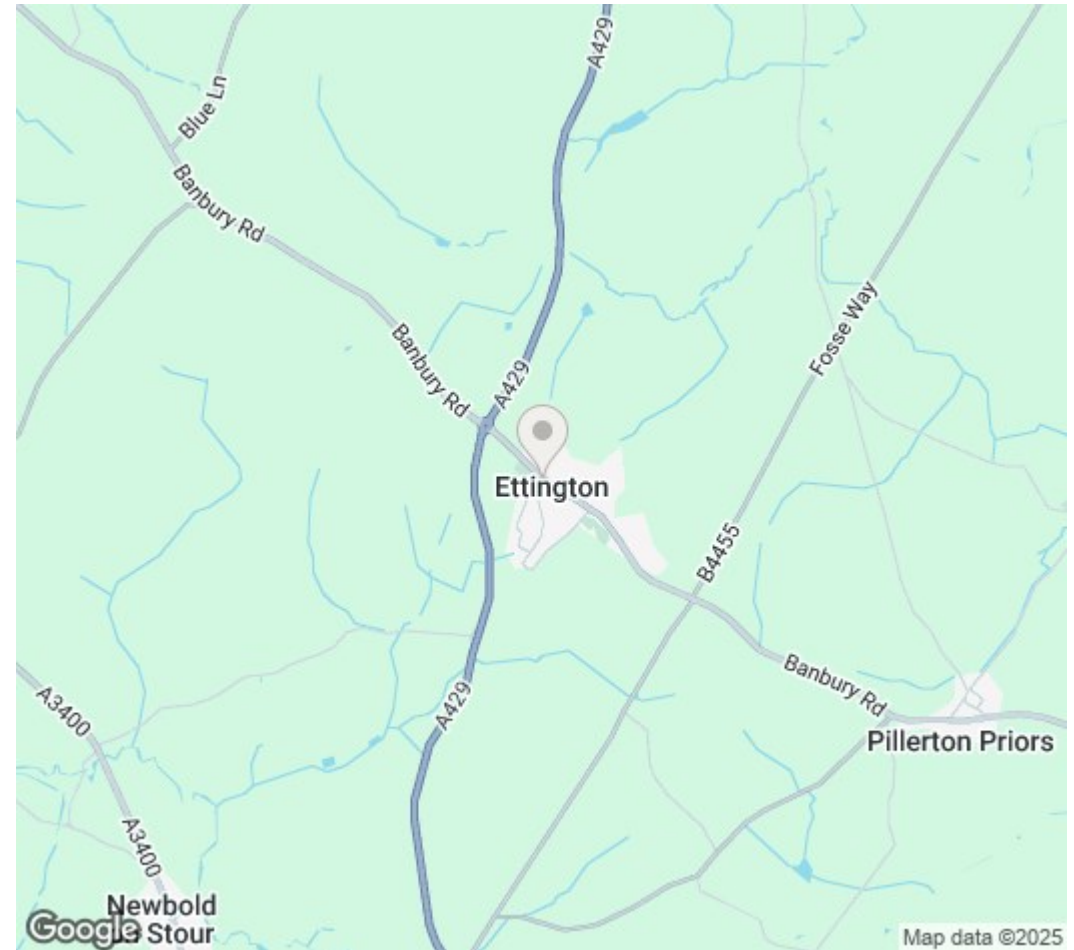
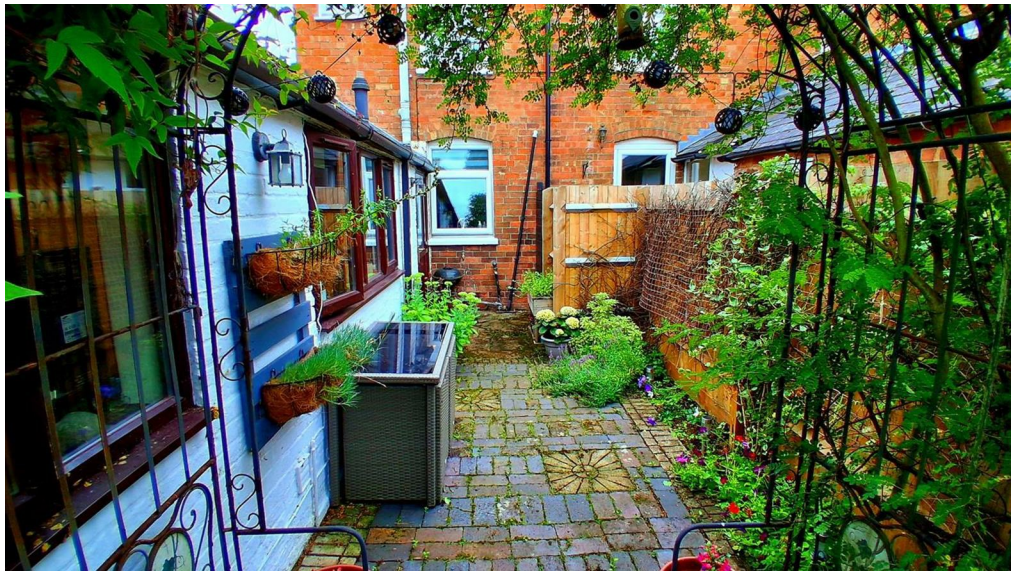
**Ground Floor**  
Floor area 40.7 sq.m. (438 sq.ft.)

**First Floor**  
Floor area 23.5 sq.m. (253 sq.ft.)

Total floor area: 64.2 sq.m. (691 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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