158 Bishopton Lane, Bishopton, Stratford-upon-Avon, CV37 0UB

- Modern two double bedroom home
- Convenient access to Stratford Parkway and the M40
- Low maintenance rear garden
- Allocated parking for two cars
- Well presented throughout
- Downstairs cloakroom
- Ideal first time buy or investment purchase

2 1 1

£285,000

Conveniently located for access to Stratford Parkway and the M40, this modern, two DOUBLE bedroom home is located North of the River and we believe would make an ideal first time buy or investment purchase. Well presented throughout, with a low maintenance rear garden and allocated parking for two cars.

## ACCOMMODATION

Entrance hall with storage cupboard. Cloakroom with wc and wash hand basin. Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, space for fridge freezer, washing machine and dishwasher, wall mounted boiler (installed February 2026). L shaped sitting/dining room with double doors to garden.

Landing with storage cupboard and loft access (part boarded). Main Bedroom with built in wardrobe with sliding mirrored front. Bedroom Two with built in wardrobe with sliding mirrored front. Bathroom with white suite comprising bath with shower over, wc, wash hand basin, wall mounted heated towel rail.

Outside to the rear is a low maintenance garden mainly paved with stone chippings, metal shed. Gated rear access to a rear footpath leading to two allocated parking spaces. To the front is a paved path and pebbled front garden setting you back from the road.

## GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a maintenance charge payable of £266 pa. This should be checked by your solicitor before exchange of contracts.

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

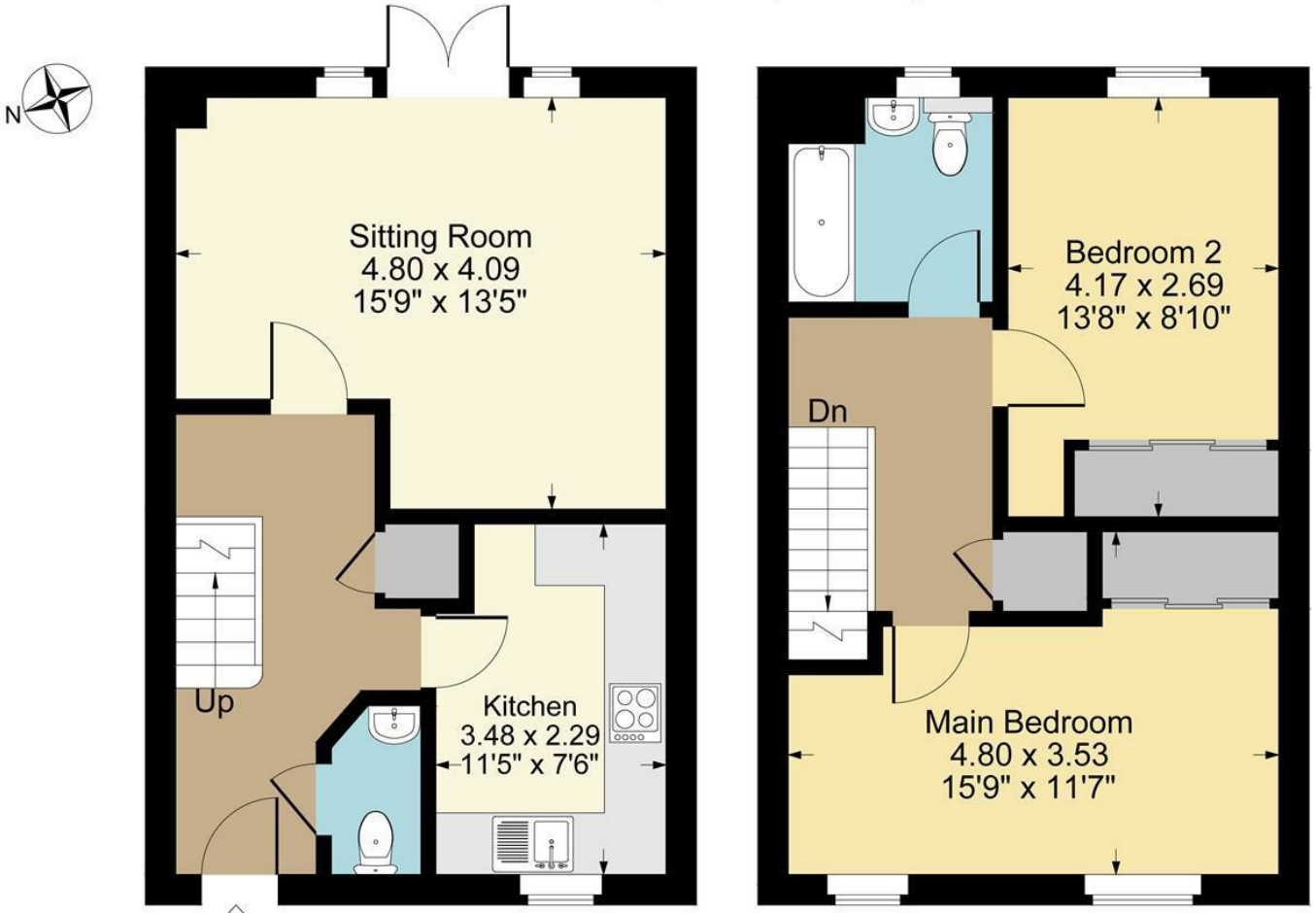
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

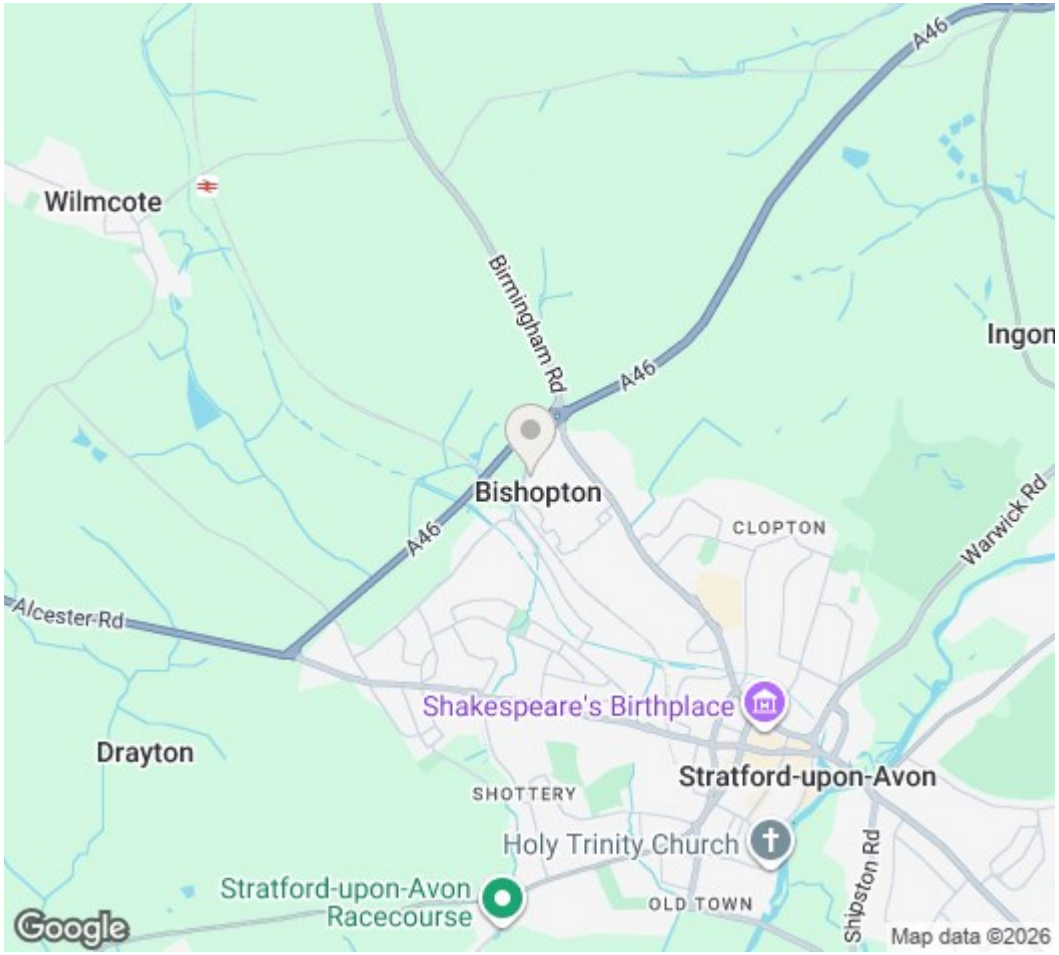
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

**158 Bishopton Lane, Stratford-upon-Avon**




Approximate Gross Internal Area
Ground Floor = 37.65 sq m / 405 sq ft
First Floor = 37.30 sq m / 402 sq ft
Total Area = 74.95 sq m / 807 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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