



SHELDON
BOSLEY
KNIGHT
FOR SALE

Ryland Street, Stratford-Upon-Avon, CV37 6DA

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BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Old Town Location

This charming two bedroom home is nestled right in the heart of Stratford-upon-Avon's sought after Old Town, offering the perfect blend of character and convenience. It's well suited to first time buyers, downsizers, those looking for a "lock up and leave," or anyone who appreciates period properties with charm and a sense of history.

As you step through the front door, you're welcomed into a cosy lounge that retains its original character, with built-in storage cupboards and shelving within a lovely alcove. A front facing window fills the room with natural light, and all the windows throughout the property are double glazed, ensuring warmth and efficiency.

From the lounge, a door leads into a small inner hallway, where the recently refitted shower room is located to the left, and stairs rise to the first floor on the right.

At the rear of the property, the kitchen overlooks the garden and has direct access outside through a rear door. It's a bright and practical space with scope for further development, particularly as there is live planning permission for a two storey extension, offering exciting potential to expand the home to suit your needs.

Upstairs, there are two well proportioned double bedrooms, each benefiting from fitted wardrobes that provide useful storage.

The rear garden is surprisingly generous for a town centre location and has been thoughtfully landscaped by the current owners to create a welcoming and private outdoor retreat. A garden shed provides practical storage, and a side gate offers pedestrian access to the front of the property via a shared alleyway.

Parking is available on-street directly outside, with resident parking permits available through the local council.

This is a rare opportunity to own a beautifully presented character home with scope to grow, all just a short stroll from the shops, restaurants, and cultural attractions that make Stratford-upon-Avon such a desirable place to live.





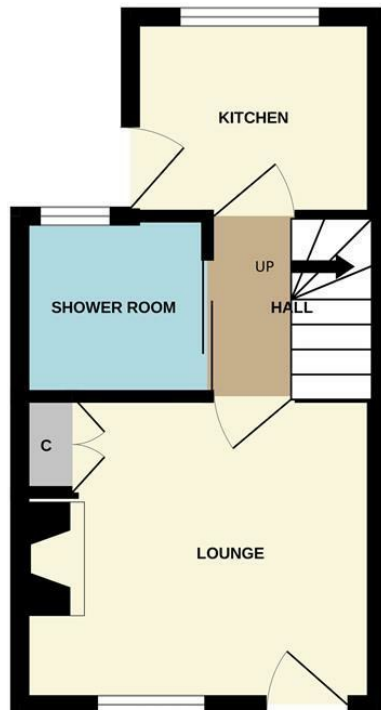
Key Features

- Central Old Town Location
- Terraced Home
- Planning Permission Granted For Two Storey Extension
- Two Bedrooms
- Refitted Downstairs Shower Room
- Large Landscaped Rear Garden
- On Road Parking
- Ideal First Time Purchase

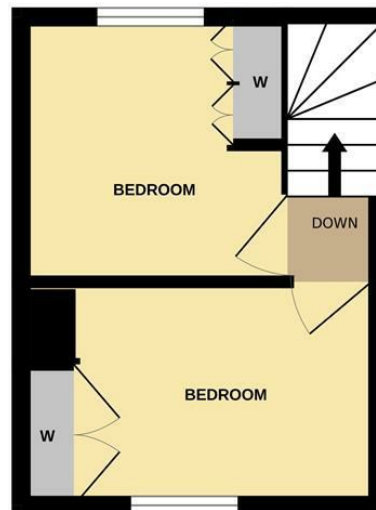
£265,000



GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only
Made with Metropix ©2025



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Stratford-upon-Avon



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