



FOR STARTERS



OFFERS IN EXCESS
£600,000

MAIN COURSE

A rare chance to acquire a True character property in a prime position in a peaceful hidden location in the heart of Old Town offering a generous walled garden and Garage. This charming Old Town Victorian cottage is set in a picturesque location with views to Holy Trinity Church.

The property is accessed via a charming original front door into the entrance hall. The ground floor comprises a spacious Lounge area with two feature fireplaces, Morning Room, Kitchen, outside toilet and brick built store. Under the stairs you will also find access to the cellar which offers excellent opportunity to convert into further living space.

To the first floor you will find three Useable bedrooms and a generous family bathroom with built in storage.

Outside is a private rear sunny garden with access to the garage at the end of the garden and a door leading out onto the pathway. The property fronts onto greenery and views over the Holy Trinity Church.

Viewing is advised to really appreciate the scope and potential this charming character home has to offer.



LOCATION

Old Town is just a short walk from Stratford upon Avon town centre and is a highly regarded residential area, predominantly made up of classic Georgian and Victorian properties. Stratford upon Avon is renowned as the region's cultural centre and is home to The Royal Shakespeare Company. Many quality restaurants, public houses and dining pubs with excellent reputations together with the theatre and gardens are all within walking distance. The area is well served by schools including Stratford Prep School, King Edward's Grammar School for Boys, Stratford upon Avon Grammar School for Girls and Stratford High School.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band -



EPC
Band - D



TBC



All mains
service are
connected

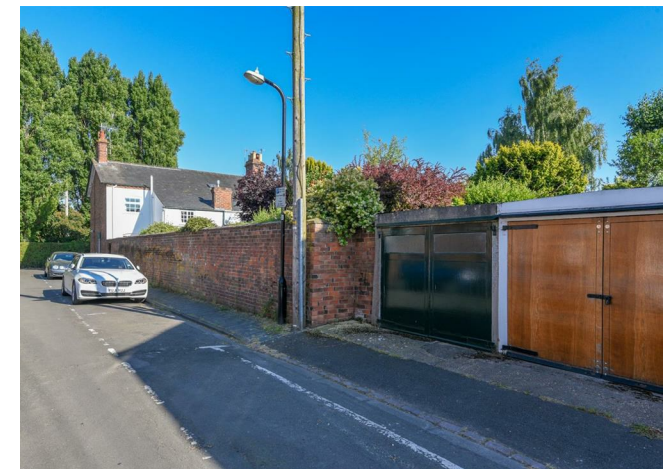


Heating system
TBC



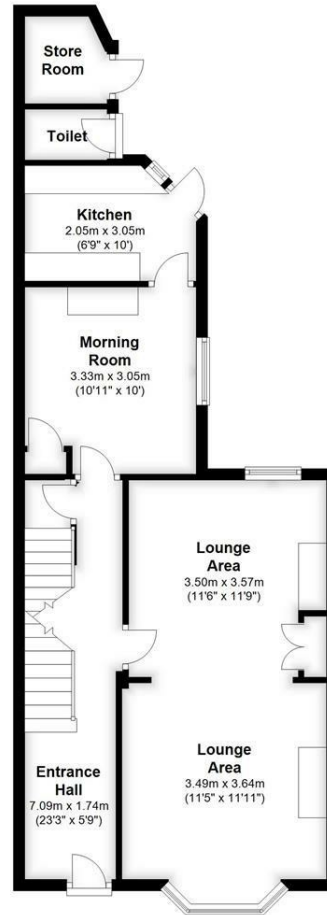
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WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



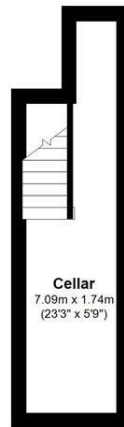
First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



Basement

Approx. 11.0 sq. metres (118.7 sq. feet)



Total area: approx. 119.1 sq. metres (1281.5 sq. feet)

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