

2 Bed Semi-Detached In Yeats Road , Stratford-Upon-Avon, CV37 7PP £110,000





## SHORT DESCRIPTION

Property Ref: 14820 Attractive Two-Bedroom Semi-Detached Home on Yeats Road, Stratford-upon-Avon, CV37. We are delighted to present this exceptional semi-detached residence located on the peaceful and family-friendly Yeats Road in the heart of Stratford-upon-Avon. Offering the perfect blend of space, comfort, and location, this well-appointed home is an ideal choice for families, professionals, or discerning buyers seeking a quality lifestyle. The property features two spacious double bedrooms, including a front bedroom with a built-in storage cupboard, and two modern bathrooms, providing practicality and privacy for residents. A generously sized living room offers a welcoming space for both relaxation and entertainment, while the fully fitted kitchen comes equipped with everything needed for day-to-day living and hosting. Outside, the home boasts a private enclosed rear garden, ideal for family activities or quiet moments, as well as a neat front garden and driveway parking, adding further convenience. Positioned in a quiet cul-de-sac, this home offers a secure and tranquil environment, especially suitable for families with young children. Nature lovers and pet owners will also appreciate the nearby open fields, perfect for dog walking and outdoor leisure. The location is a true highlight, with Bridgetown Primary School just a 10-minute walk away, and several other highly regarded schools and a college in close proximity. Residents will also benefit from excellent access to local amenities and public transport links, ensuring seamless connectivity and everyday convenience. This charming property encapsulates comfortable living in a sought-after setting, making it a standout opportunity not to be missed... Property Type: Semi-detached Full selling price: £275000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £110000.00 Monthly rent based on 40% share: £411.78 Staircasing allowable: Yes Remaining lease (In Years): 117 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: C EPC rating: B Outside Space: Front Garden, Enclosed Garden Parking: Driveway Heating Type: Double Glazing Possession of the property: Occupied

2

Bed Room(s)

2

Bath Room(s)

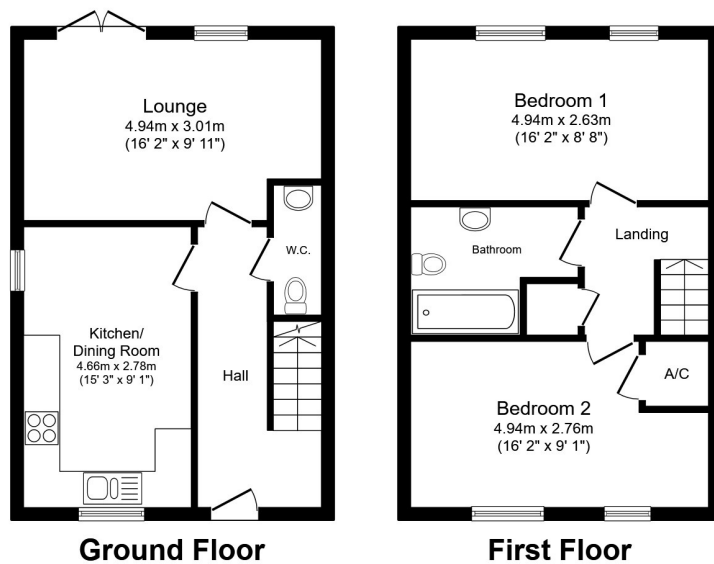
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 76.8 sq.m. (826 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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