



**Lodge Road ,**  
Stratford upon Avon, CV37 9DW

Jeremy  
**McGinn** & Co 



## Available at Offers Over £147,000



For sale with no upward chain, this detached bungalow is conveniently located within easy reach of Stratford town centre and other local amenities including supermarkets, train station and hospital. The property would make an ideal bolt hole, investment, or first time purchase.

In brief, the accommodation comprises; Kitchen, with a range of built in storage, contrasting work surfaces over, inset sink and space for freestanding appliances. The living room is filled with natural light and offers a generous space for both seating and occasional dining. It also benefits from a built-in storage cupboard.

Continuing through to double bedroom with window to rear and door off to an en-suite bathroom complete with panel bath, low level WC and wash hand basin.

Externally, the property boasts a parking space for one car and paved fore garden to front with bin store. A side gate provides shared access to the rear.

We understand the property has a service charge of approx £50 per annum.

Fitted Kitchen - 2.88 x 3.03 (9'5" x 9'11")  
Living Room - 3.8 x 4.01 (12'5" x 13'1")  
Bedroom - 3.92 x 3.17 (12'10" x 10'4")  
Bathroom - 2.13 x 2.13 (6'11" x 6'11")







**Tax Band: B**

**Council: Stratford District Council**

**Tenure: Freehold**



Stratford-upon-Avon is renowned as the region's cultural centre and is home of The Royal Shakespeare Company. There are a number of quality restaurants, public houses and dining pubs with excellent reputations in the town, which are within walking distance of the property. Stratford Racecourse is within very easy walking distance of the property. The amenities of Shottery Village are also on your doorstep with Anne Hathaway's Cottage (William Shakespeare's wife's house), village hall, The Bell public house, primary school and Shottery Girls Grammar School. Stratford-upon-Avon has a great range of state, grammar and private schools, including the Boys' Grammar School, Stratford Prep School and The Croft Prep School. There are excellent shopping and leisure facilities in Stratford-upon-Avon, Warwick and Leamington Spa.

# Floor Plan



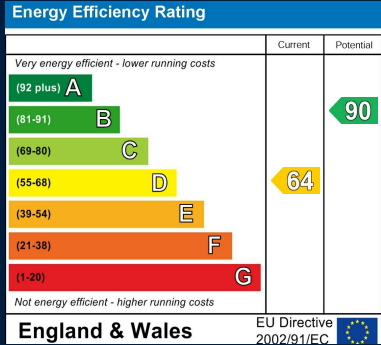
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# Map



# Energy Performance



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