



29 Evesham Place, Stratford-upon-Avon



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Evesham Place is a short walk from Stratford upon Avon's town centre and is a highly regarded residential area predominantly comprising classic Georgian and Victorian properties. Stratford-upon-Avon is renowned as the region's cultural centre and is home to The Royal Shakespeare Company.

There are many quality restaurants, public houses and dining pubs with excellent reputations in the town, together with theatres and gardens, which are all within easy walking distance.



Tenure: Available freehold

Local authority: Stratford-on-Avon District Council

Council tax band: E







The area is well served by schools, and Warwick and Leamington Spa are also nearby, providing excellent private schooling, shopping and recreational facilities.

The M40 (J15) is 7 miles away, providing access to Birmingham, London and the national motorway network.





A charming three bedroom Edwardian townhouse in the centre of Stratford-upon-Avon.

29 Evesham Place is an excellent mid-terraced townhouse conveniently situated within very easy walking distance of Stratford town centre. The characterful and spacious accommodation totals approximately 2,000 sq. ft. and is arranged over three floors plus a cellar.

The property is entered across the hard landscaped front terrace with railings fronting on to the street. A pathway leads to the stained-glass front door, which opens into the entrance hallway with tiled flooring and staircase rising to the first floor.

A beautifully appointed drawing room has a bay window, fireplace and French doors opening to the patio. The guest cloakroom and door to the cellar are located off the rear hallway, which continues to the dining room with a set of double-glazed doors opening on to a side terrace. The kitchen/breakfast room has a rear aspect, tiled flooring, space for a breakfast table and doors to the garden. Integrated appliances include a Bosch oven, combi microwave, hob, dishwasher and space for a washing machine.

Upstairs, there is a very large principal bedroom which would have originally been two bedrooms but was knocked through to create an impressive room with fitted wardrobes and a front bay window. There is scope for a buyer, should they require four bedrooms, to put this back to two bedrooms. An en suite bathroom has a separate shower. The rear double bedroom overlooks the garden and is next to the family shower room. A staircase rises to the second floor, where there is a further double bedroom.

Outside

Outside, the sunny south easterly facing garden is completely walled and very private. The garden has a lawned area, well stocked borders and various seating areas, including a raised terrace at the end of the garden.

The fore garden is hard landscaped with a pathway and step leading to the front door. There is also gated side access to the rear of the garden which is a rarity for a townhouse. Parking is permitted, on street, and up to three permits are available plus a visitors permit.





Services

All mains services are connected to the property. Gas-fired central heating. Telephone and broadband.

Directions (CV37 6HT)

From Stratford-upon-Avon town centre, proceed along High Street towards Old Town. Turn right on to Chestnut Walk and continue to the end of the road. Turn left on to Evesham Place, and the property can be found on the left-hand side.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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Date: 30 October 2024
Our reference: STR012024672

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £650,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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