



**83 Lodge Road
Stratford-Upon-Avon, CV37 9DN**

Guide price £260,000

**** Three Bedrooms ** Driveway Parking ** Kitchen/Breakfast Room ** Mature Enclosed Rear Garden ** Bay-Fronted Living Room **** Situated on Lodge Road in Stratford-upon-Avon, this three-bedroom family home benefits from driveway parking, a generous kitchen/breakfast room and a mature, fully enclosed rear garden. Featuring well-proportioned accommodation throughout, including a bay-fronted living room and three good-sized bedrooms, the property is ideally suited to first-time buyers, families and investors alike.

Located on Lodge Road in Stratford-upon-Avon, this three-bedroom family home is approached via a driveway providing off-road parking and offers well-proportioned accommodation throughout, together with a mature rear garden and a practical layout ideally suited to modern family living.

The accommodation begins with an entrance hall leading into a bright and spacious living room featuring a bay window, wood-effect flooring and a feature fireplace, creating a welcoming space for both relaxing and entertaining.

To the rear of the property is a generous kitchen/breakfast room fitted with a range of wall and base units, ample worktop space and room for dining. Overlooking the rear garden, this practical space is perfectly suited to everyday family life and is complemented by a useful storage cupboard providing additional household storage.

Beyond the kitchen, an inner hallway provides access to a ground-floor shower room comprising a walk-in shower, wash hand basin and WC.

The first floor offers three bedrooms, including a principal bedroom with fitted wardrobes, alongside two further well-proportioned bedrooms. A separate WC serves the first-floor accommodation.

Externally, the property benefits from a mature rear garden which is fully enclosed by fencing, providing a good degree of privacy. The garden features a paved patio ideal for outdoor dining and entertaining, together with a lawn bordered by mature shrubs and established planting. Further features include an ornamental pond, greenhouse and useful garden storage.

The property further benefits from gas central heating and double glazing throughout.

Conveniently positioned within Stratford-upon-Avon, the property is well placed for access to local amenities, schools, transport links and the town centre.

Hall

Living Room

13'0" x 13'6" (3.98m x 4.12m)

Kitchen/Breakfast Room

9'11" x 16'5" (3.04m x 5.01m)

Shower Room

6'9" x 8'4" (2.08m x 2.55m)

Landing

Bedroom 1

10'0" x 11'5" (3.07m x 3.49m)

Bedroom 2

10'0" x 8'2" (3.07m x 2.50m)

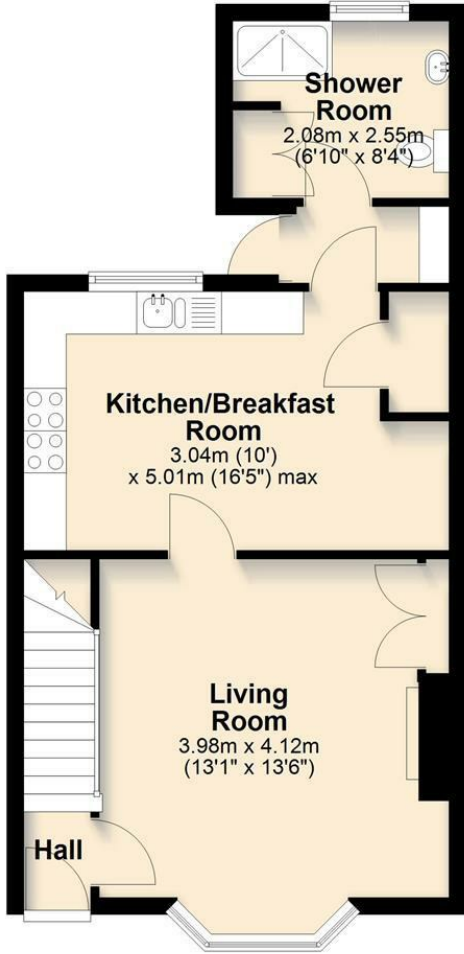
Bedroom 3

10'2" x 8'0" (3.11m x 2.45m)

W.C

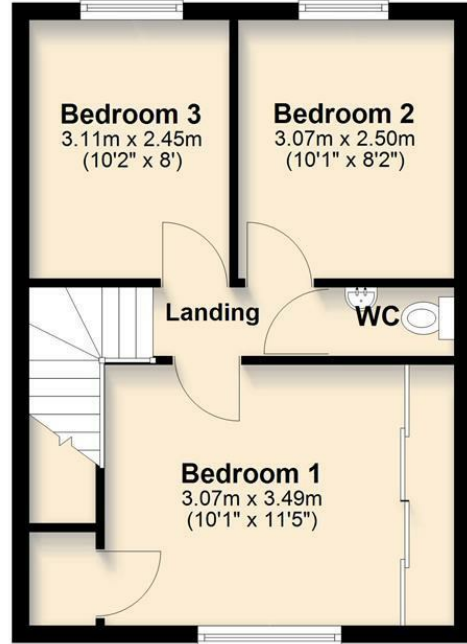
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	56
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			