



NIKKI HOMES  
PROPERTY CONSULTANTS

## Kerns Terrace, Stratford-upon-Avon

**£1,400 pcm**

2 bedroom terraced house to rent



Nestled in the heart of Stratford town centre this two bedroom cottage is a real gem. With canal side views, walking distance of the town centre, two DOUBLE bedrooms and off road parking, what more could you wish for?

As soon as you walk through the front door, it feels like a relaxing home not a house.

Briefly comprising;  
Entrance Porch leading into the hallway, with door off to the

Extended Sitting Room, with a beautiful sunny dinning area to the front

Breakfast Kitchen to the rear fitted with a range of appliances

A useful conservatory is just off, which is currently used as a utility area

Downstairs modern bathroom.

Upstairs

Bedroom 1 - is a good size double room, with views over the canal, handy integrated wardrobes, and an en-suite shower room, with space to convert the wardrobes into a full shower room

Bedroom 2 - another great size double room again with handy integrated wardrobes

Front Garden

Pebbled area with off road parking for two cars.

Rear Courtyard

Patio area is enclosed by fencing with a handy storage shed.

EPC: E

Council Tax: C

**\*\* AVAILABLE NOW \*\***

Council Tax Band: C (Stratford District Council)

Deposit: £1,615.38

Holding Deposit: £323.07



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Total area: approx. 72.6 sq. metres (781.1 sq. feet)



| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.