

New Street,

Stratford-upon-Avon, CV37 6BY

Jeremy McGinn &Co

Available at
Asking Price £300,000

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Enjoying a superb position within the highly sought-after Old Town part of Stratford upon Avon, this beautifully presented ground floor maisonette offers stylish, well-appointed and thoughtfully extended accommodation, complimented by a delightful private rear garden and single garage. The property is ideally situated within easy walking distance of an excellent range of cafés, shops and restaurants, together with the world-famous Royal Shakespeare Theatre and the picturesque River Avon.

The accommodation has been tastefully appointed throughout, creating a light and contemporary living environment with the added benefits of gas central heating and uPVC double glazing.

A welcoming entrance vestibule opens into a generous living room, providing an attractive and comfortable space in which to relax. The well-equipped fitted kitchen features sleek quartz work surfaces together with an integrated oven, hob and extractor, whilst a superb extension provides valuable additional living accommodation, creating a versatile space from which to enjoy pleasant views over the private rear garden.

An inner hallway leads to two well-proportioned double bedrooms and a bathroom, completing the accommodation.

Outside, the property enjoys a particularly pleasant private rear garden, providing an attractive setting for outdoor relaxation and entertaining. Gated side access offers additional convenience, whilst a useful timber garden shed provides practical storage. A further significant benefit is the single garage, situated within an adjoining block.

The property also benefits from an extended lease with approximately 139 years unexpired, adding further appeal to this superbly located home.



















Tax Band: C

Council: Stratford on Avon District Council

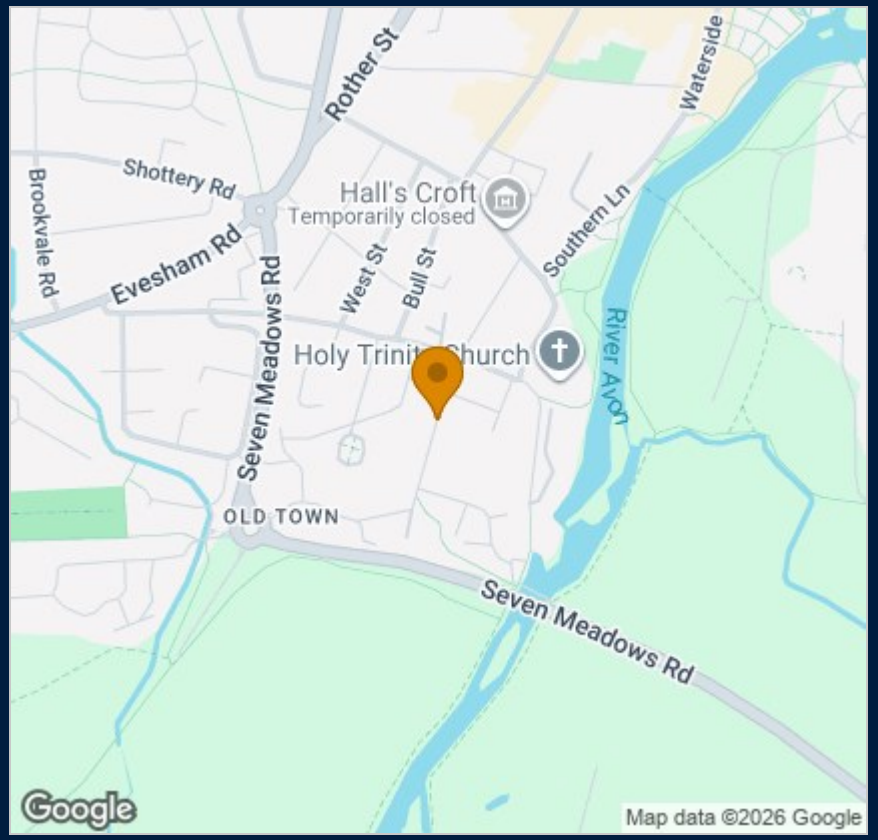
Tenure: Leasehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

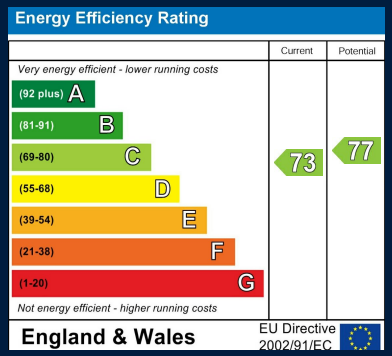
Floor Plan



Map



Energy Performance



Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com

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