



**Connells**

Rother Street  
Stratford-upon-Avon



# Rother Street Stratford-Upon-Avon CV37 6LT

for sale  
**£750,000**



## Property Description

\*\*\* DEVELOPMENT OPPORTUNITY \*\*\* A unique opportunity acquire this detached property situated in the heart of Stratford upon Avon town centre. Subject to planning permission the property offers the potential to revert to one large townhouse or two large flats. The property is currently divided into four separate apartments also benefiting from a good size rear garden. MUST BE VIEWED - REQUIRES RENOVATION.

## Approach

Situated off a public pathway a gate leading to the front garden which is mainly laid to lawn benefiting from a gate to the side leading to the rear garden and a door through to the communal entrance hallway.

## Communal Entrance Hallway

Having stairs rising to the first floor to access flats 3 & 4 and access to flats 1 & 2 and the basement.

## Cellar

Being accessed from the communal entrance hallway.

## Flat One

Comprising, entrance hallway, lounge, kitchen, bathroom, double bedroom and a door leading to the communal garden.

## Flat Two

Comprising, entrance hallway, lounge, kitchen, bathroom, double bedroom and a door leading to the communal garden.

## First Floor

## Flat Three

Situated on the first floor comprising two double bedrooms, lounge, kitchen and bathroom.

## Flat Four

Situated on the first floor comprising two double bedrooms, lounge, kitchen and bathroom.

## Communal Rear Garden

Fantastic size which is mainly laid to lawn having outhouse and side gate leading to the front of the property.

## Tenure

We have been advised that the property is freehold.

## Viewings

Viewings are strictly by appointment only. Please call Connells on 01789 266204 to arrange your viewing appointment.







To view this property please contact Connells on

**T 01789 266204**  
**E [stratforduponavon@connells.co.uk](mailto:stratforduponavon@connells.co.uk)**

11B Meer Street  
STRATFORD UPON AVON CV37 6QB

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/ref-STR105520](https://connells.co.uk/Property/ref-STR105520)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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