



Heritage Mews, New Street, Stratford-Upon-Avon, CV37 6BX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Heritage Mews is an exceptionally well presented freehold mid mews residence, being conveniently situated within the highly desirable area of Old Town Stratford upon Avon, and having easy reach to a wealth of local amenities and attractions.

Ideally suited to first time purchasers, downsizers or investors as this would make a great lock-up & leave, the property is currently utilised as a profitable holiday let enjoying high occupancy rates. Having the benefit of gas central heating and double glazing throughout the well maintained accommodation briefly comprises; canopy porch with brick built store, entrance hall having stairs off to the first floor. There is a well equipped neatly fitted kitchen incorporating a built-in oven & hob. A bright and comfortable lounge combined dining room enjoying a pleasant outlook via a patio door to an attractive rear private courtyard garden. To the first floor there is a landing, two bedrooms and a nicely appointed bathroom with white suite including a mains mixer shower over bath.

Outside the property has a neatly laid forecourt garden, the rear garden is beautifully landscaped, fully enclosed and enjoys a good degree of privacy with a block paved patio area, rear personal access leads to a designated parking space with further allocated parking near by.

Overall this is a super property within a prime location we strongly recommend early inspection.

Location -

Stratford-upon-Avon, which is Internationally famous as the birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.





Key Features

- Conveniently Located Within Stratford Upon Avon's Sought After Old Town Vicinity.
- Being a Stone's Throw Away From Stratford Upon Avon Town Centre, It's Amenities and Attractions.
- Ideal First Purchase, Investment or Lock Up and Leave.
- Exceptionally Well Presented Accommodation Throughout.
- Low Maintenance, Neatly Landscaped, Attractive Rear Courtyard.
- Neatly Fitted Modern Kitchen Including Built in Oven and Hob.
- Two Allocated Parking Spaces.
- Great Business Opportunity Achieving Profitable Holiday Let with High Occupancy Rates.
- Internal Inspection Highly Recommended.
- No Upward Chain.

£325,000

EPC Rating - C

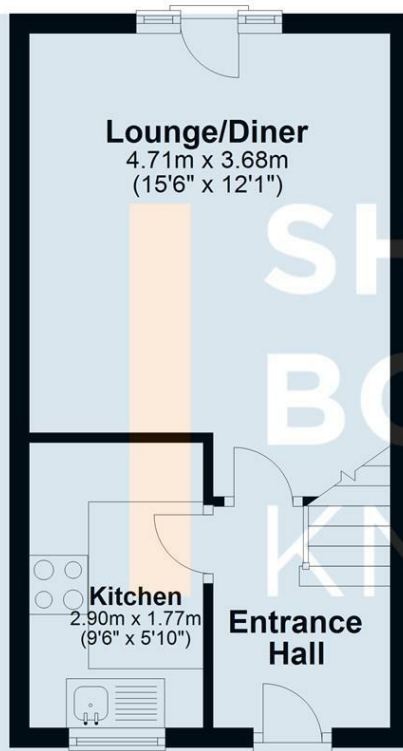
Tenure - Freehold

Council Tax Band -

Local Authority -
Stratford upon Avon District Council

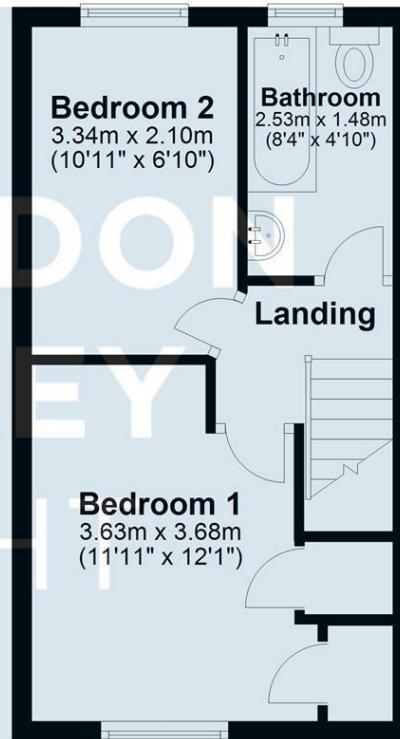
Ground Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



Total area: approx. 51.9 sq. metres (559.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.