



Rother Street, Stratford-Upon-Avon, CV37 6LT

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*No Onward Chain\*

A charming period property nestled in the heart of Stratford-Upon-Avon.

This well-appointed home features a spacious lounge diner, perfect for comfort and functionality, making it an ideal space for modern living. The kitchen is well appointed and has a further side space directly adjacent, which would be ideal for additional storage.

The property boasts two double bedrooms, both with built in storage. The upstairs bathroom is spacious and practical. The cellar adds further versatility to the layout and has previously been used as a home office and music room.

The tiered rear garden is low maintenance and generous in size.

Stratford-Upon-Avon is renowned for its rich history and cultural heritage, being the birthplace of William Shakespeare. Residents will appreciate the vibrant community, with an array of shops, restaurants, and local amenities just a stone's throw away. The picturesque surroundings and beautiful parks enhance the appeal of this location, making it a perfect setting for families and individuals alike.

This home has a proven track record as a buy to let investment and would also be an ideal first time purchase.





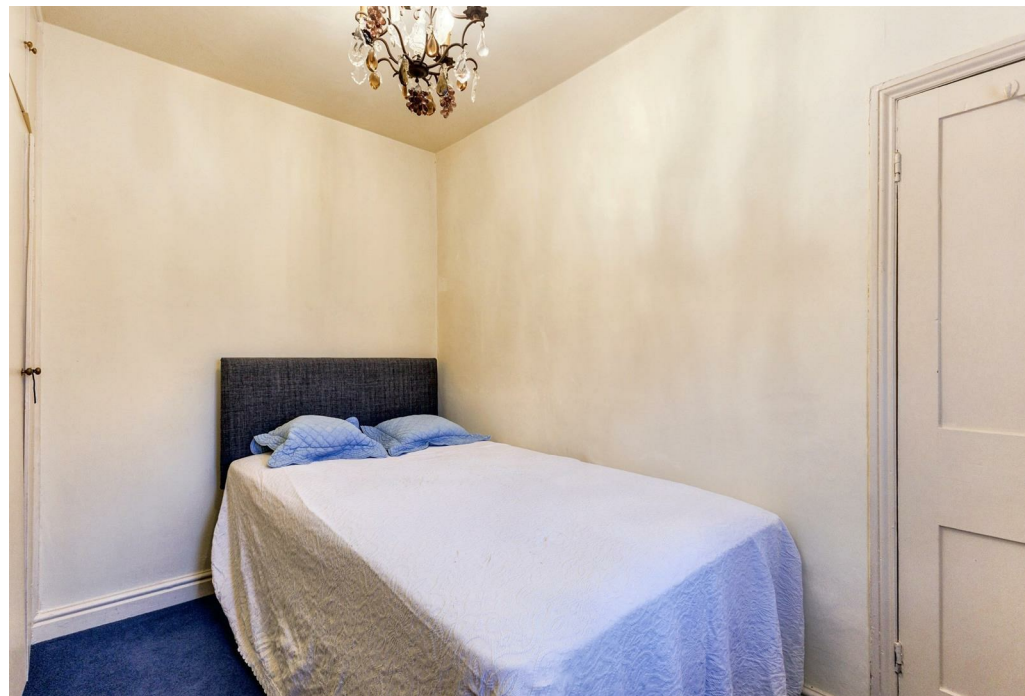


## Key Features

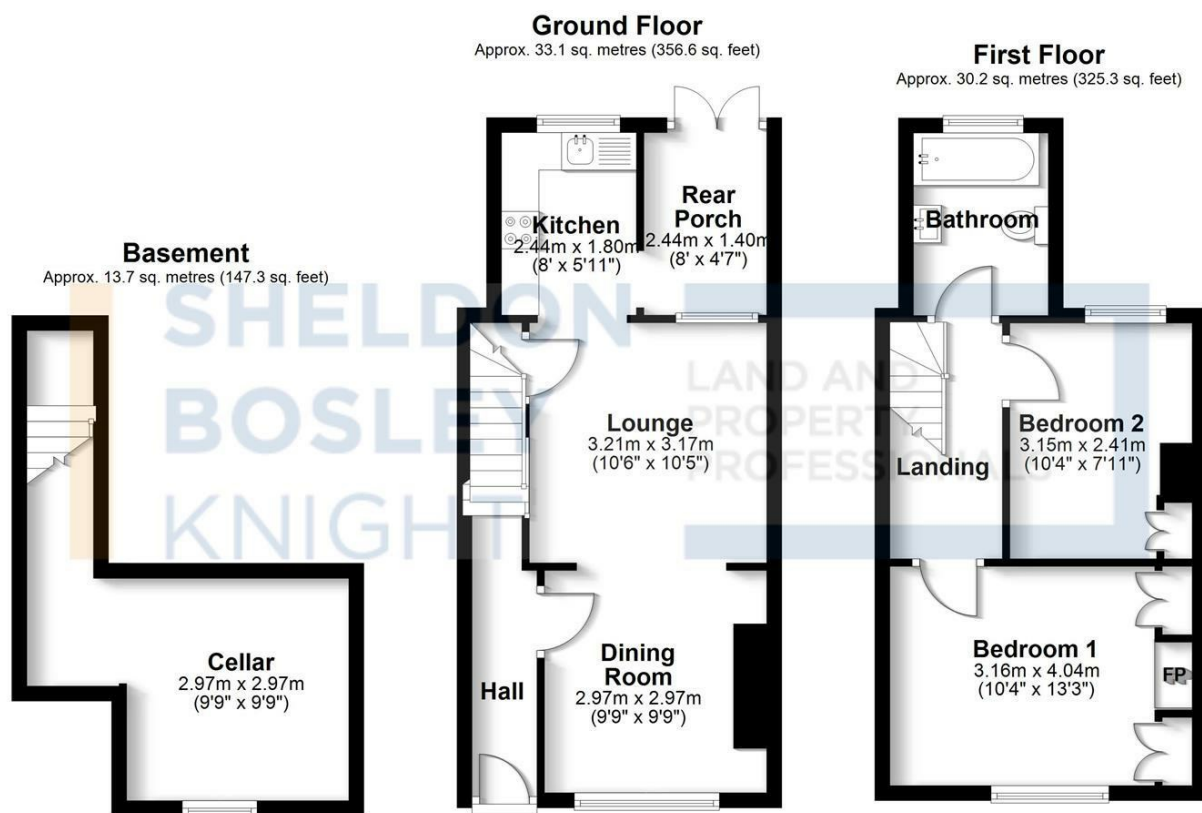
- Central Town Location
- Period Property Retaining Original Features
- 2 Double Bedrooms
- Lounge Diner
- Kitchen
- Handy Rear Porch Room For Home Office/ Additional Storage
- Cellar
- Proven Track Record As A Rental Property
- Ideal First Time Purchase
- No Onward Chain

**Offers Over  
£280,000**









Total area: approx. 77.0 sq. metres (829.3 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford Upon Avon District Council





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS