



VAUGHANREYNOLDS
ESTATE AGENTS

52 Great William Street
Stratford-Upon-Avon, CV37 6RY



The Property

Located just a short stroll from the heart of historic Stratford-upon-Avon, this two-bedroom mid-terrace home offers a wonderful opportunity to acquire a characterful property in an enviable setting. With no onward chain, it requires a moderate course of updating and presents an ideal choice for first-time buyers, downsizers, or investors alike.

Step through the front door into a generous through lounge/diner, where a feature fireplace, front-facing window, and original charm combine to create a warm and welcoming living space. Stairs to the upper floor are tucked neatly within the room, and there is the added benefit of access to a useful cellar, perfect for storage or potential further use (subject to necessary consents).

The galley-style kitchen is light and practical, with built-in storage, space for white goods, and natural light provided by side windows and a Velux roof window. A door leads out to a private enclosed courtyard garden, which includes two brick-built outbuildings—ideal for storage, hobbies, or potential home office conversion.

Upstairs, a central landing gives access to two bedrooms with storage and a bathroom, completing the comfortable layout.





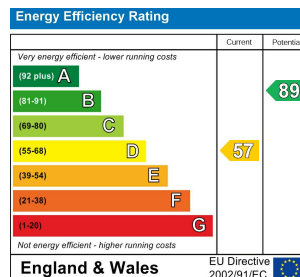
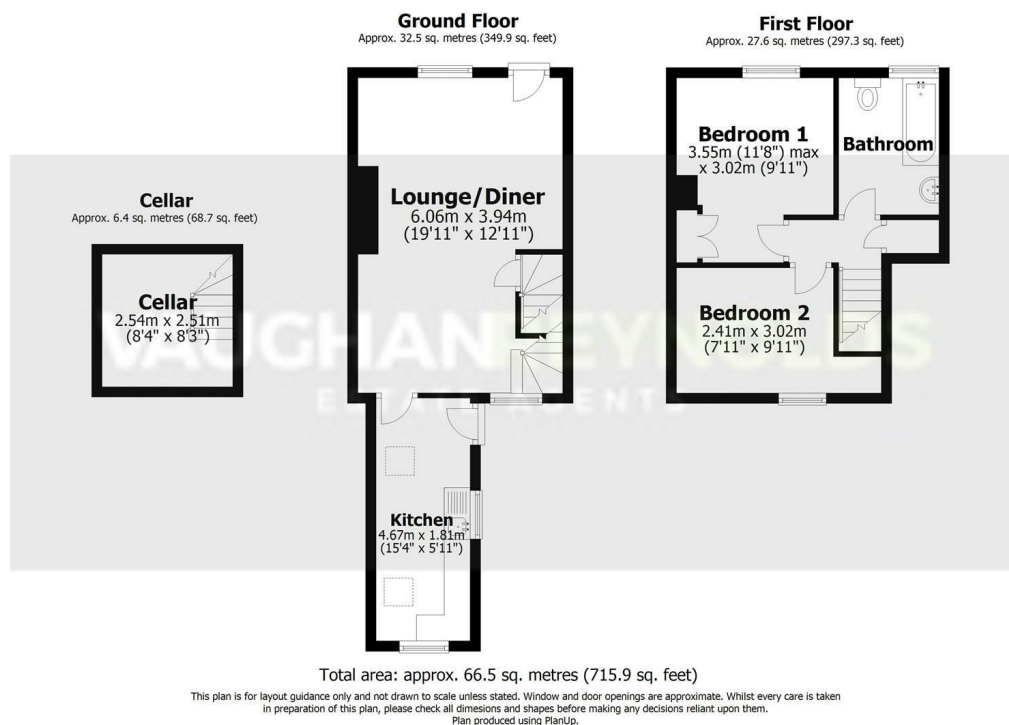
This is a fantastic opportunity to enjoy the lifestyle and amenities of Stratford-upon-Avon in a home full of potential and period appeal.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

N.B. Parking is on road, residents can apply for a permit via Warwick District Council at a cost of £25 per annum.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band C

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