



Shipston Road ,
Stratford-upon-Avon, CV37 7LW

Jeremy
McGinn & Co 

Offers Over £400,000



A chance to acquire a simply stunning traditional terraced cottage, believed to have been built in 1905 and subsequently sympathetically renovated to create a charming character home with every effort made to maintain the integrity of the original building, whilst also offering many modern comforts.

The property is within easy walking distance of the Town Centre and the River Avon and benefits from off-road parking for two cars.

Internal inspection will reveal a stylish well appointed home, with the ground floor briefly comprising; Living Room with original wooden floors and log burner, Dining Room with beautiful flagstone floors and an open fireplace, a fabulous Kitchen Breakfast Room with solid stone work surfaces, Belfast sink, Range cooker, built-in appliances, oak flooring, space for a breakfast table and doors to the rear garden and a useful under stairs cloakroom.

To the first floor, there are two good sized double bedrooms and a stylish family bathroom.

Outside, the west facing garden offers a delightful space to enjoy; with patio terrace, planted beds, lawned area and log store. The property also benefits from a fabulous Home Office; complete with climate control, 2 cat 6 ethernet cables, multiple power sockets and double glazing - making it an ideal place to work from home, or could be utilised as further reception space as necessary to a buyers requirements. There is



Offers Over £400,000



also a further storage shed to the rear of the home office; ideal for storage of garden furniture and tools.

The property has been very tastefully renovated over recent years, using high quality materials, with renovations also including: Plantation style shutters throughout the property, new door and double glazed windows in 2023, new boiler and radiators, 2 x double outside sockets and hot and cold outside tap.



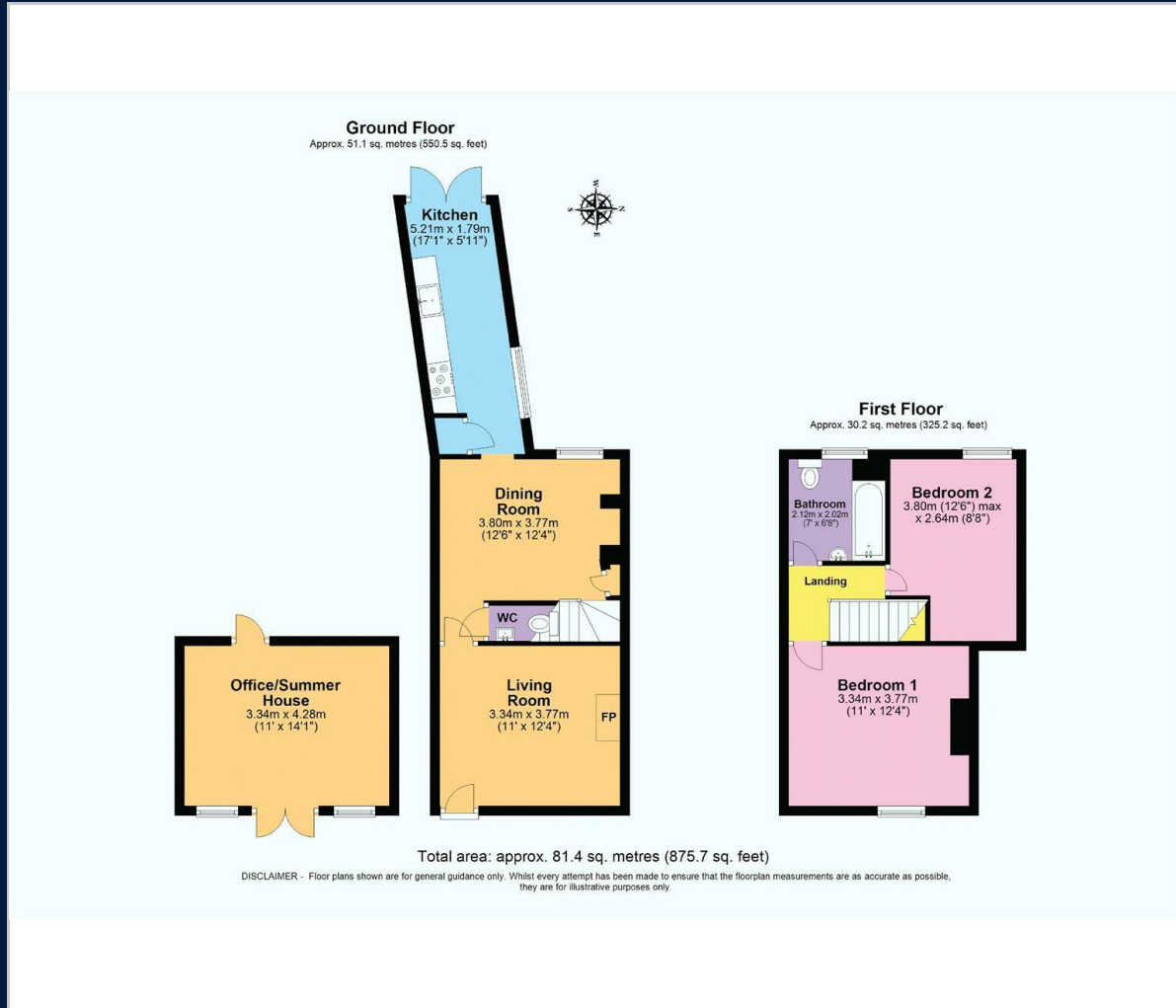


Tax Band: C

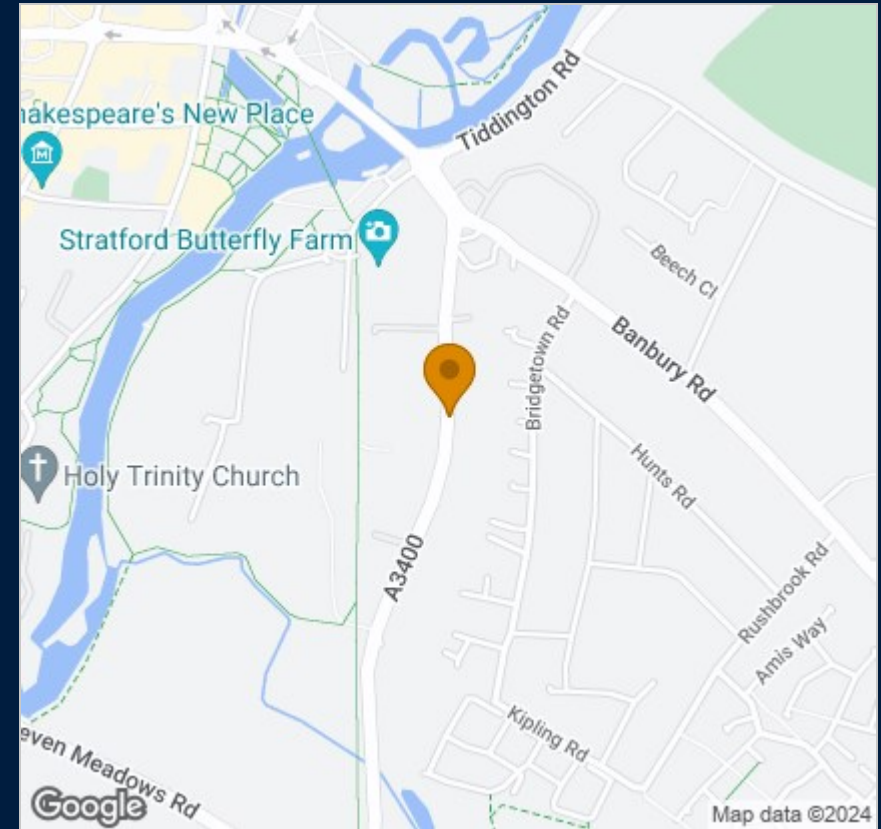
Council: Stratford on Avon District Council

Tenure: Freehold

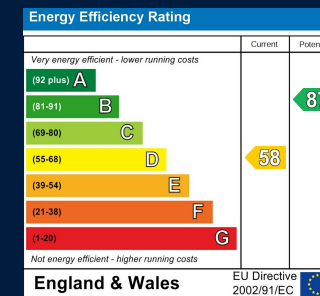
Floor Plan



Map



Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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