



**Gifford Walk ,**  
Stratford-upon-Avon, CV37 9LN

Jeremy  
McGinn & Co 

# Guide Price £250,000



A chance to acquire traditional home, located a short walk from Stratford Town Centre and amenities including local schools, college, train stations & supermarkets.

The property is in need of some modernising and updating throughout and makes an ideal first time purchase, buy to let investment, upsize or downsize.

## Benefitting from:

A spacious entrance hallway, with ample space for storage, generous front Living/Dining Room, fitted Kitchen, with a range of wall and base units and space for white goods and a sizeable and very useful understairs storage/ pantry cupboard off the kitchen. To the first floor, there are two Double Bedrooms; with adequate space for wardrobes, family bathroom and seperate WC located off the landing. There is also a handy double airing cupboard on the landing.

To the rear is a private, enclosed rear garden, offering a low maintenance space or a blank canvas for those wanting to make a space their own. A gate offers rear access to the garden. Parking for this property is located within surrounding nearby roads.

Offered with NO ONWARD CHAIN





**Tax Band: C**

**Council:** Stratford District Council

**Tenure:** Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre 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.

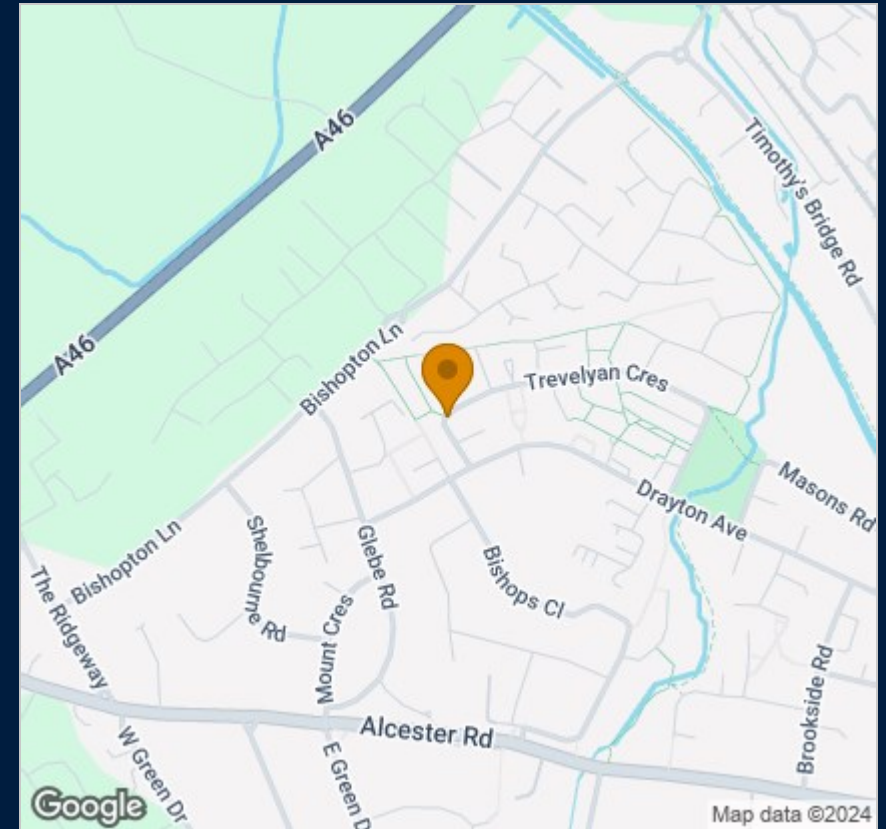
Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.



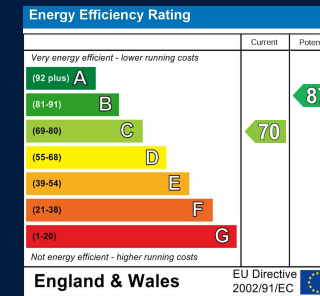
# Floor Plan



# 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.

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