



**Old Snitterfield Road , Bearley**

Stratford-upon-Avon, CV37 0SH

Jeremy  
McGinn & Co

# Offers Over £325,000



Offered for sale for the first time in over four decades, Yew Tree Cottage comprises a semi-detached cottage, located off a quiet lane in the desirable village of Bearley.

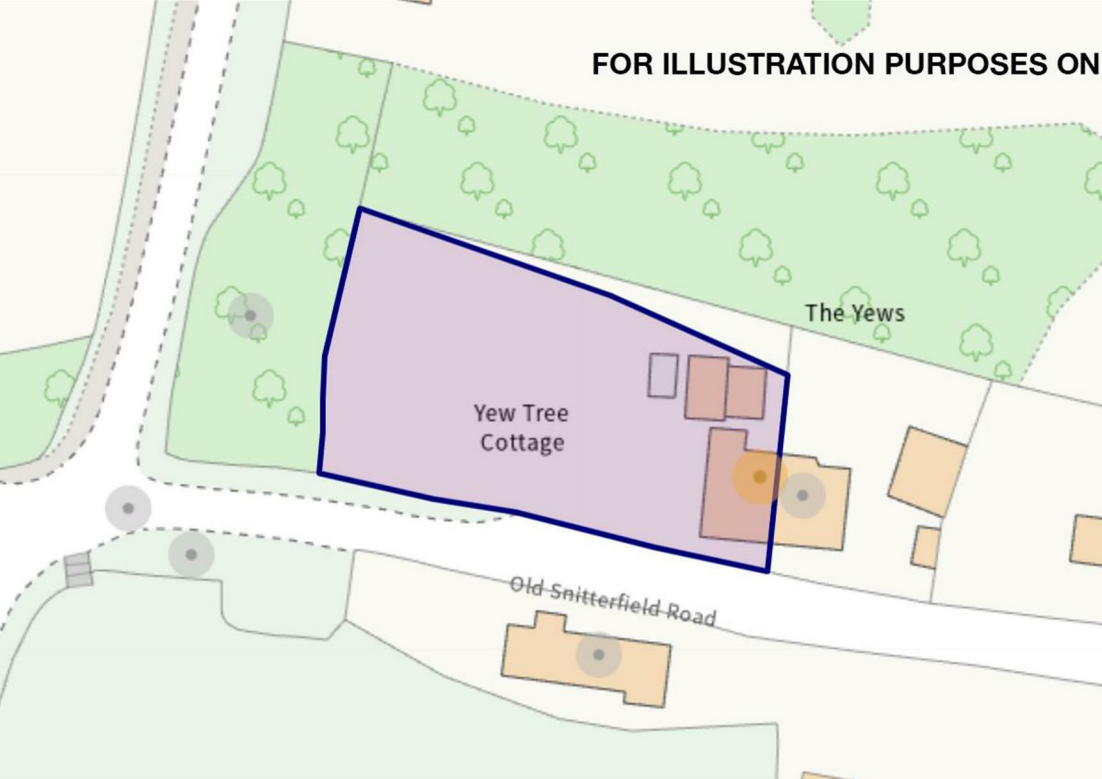
The cottage is in need of a full renovation throughout but offers a purchaser a fantastic opportunity to improve, modernise and potentially extend (stpp), as it sits in an enviable plot of over 0.25 of an acre.

The internal accommodation currently comprises a sitting room, kitchen, ground floor bathroom with separate WC and two bedrooms to the first floor.

Outside, the extensive gardens are mainly laid to lawn, with mature trees, shrubs and vegetable garden. There is also a detached single garage and block-paved driveway to the front of the cottage, giving parking for one car.

NO ONWARD CHAIN





**Tax Band:**

**Council:** Stratford District Council

**Tenure:** Freehold



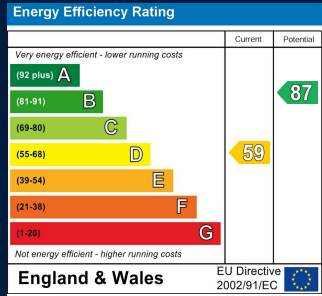
# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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