



Lea Close ,
Stratford-upon-Avon, CV37 9JS

Jeremy
McGinn & Co

Guide Price £350,000

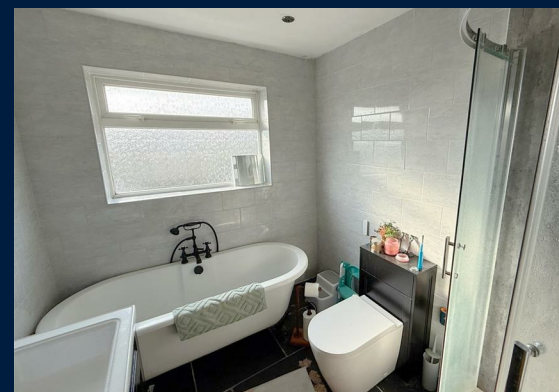


A pleasantly mature semi-detached family home, set in an established residential location on the north side of Stratford, offering easy access to the town centre, as well as local amenities including locals schools, college, train stations and supermarkets.

The property has been re-modelled from the original layout by conversion of the garage to a generous home office, which could also be used for a variety of other uses including a play room or possibly even a ground floor bedroom. Typical of this era, the accommodation benefits from generous room sizes with large windows providing plenty of natural light. The internal accommodation briefly comprises: Enclosed Porch, Reception Hall, Through Living/Dining Room, Fitted Kitchen inc built in appliances, Utility Room, Cloaks/WC, Study, Landing, 3 Good Sized Bedrooms & Family Bathroom with 4 piece suite including a bath & separate shower enclosure.

To the rear there is a mature garden enjoying a pleasant westerly aspect and there is a driveway offering parking for 2 cars to the front.





Tax Band: C

Council: Stratford on Avon 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.

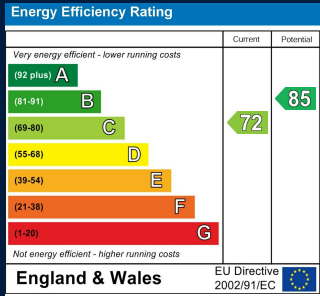
Floor Plan



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 firms 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