



**Mansell Street ,**  
Stratford-upon-Avon, CV37 6NR

Jeremy  
**McGinn** & Co



# Guide Price £375,000



An ideal opportunity to acquire a lucrative residential investment (generating around £22,740 pa - circa 6% yield) situated right in the heart of Stratford upon Avon being within a short stroll of the excellent Town Centre amenities

The property comprises a traditional terraced house which has been converted to 2 x 1 bed apartments & 1 studio:

Flat 1 - comprises a ground floor apartment accessed to the rear of the property including an open plan living/dining/kitchen with built in oven & hob, Double Bedroom & Ensuite Shower Room. Currently let at £700.00 pcm

Flat 2 - comprises a first floor apartment accessed via the front door including open plan living/kitchen with built in oven & hob, Double Bedroom & Shower Room. Currently let at £700.00 pcm

Flat 3 - comprises a studio with open plan living/kitchen/bedroom with built in oven & hob and separate shower room. Currently let at £495.00 pcm

There is also a useful cellar and small yard to the rear.







**Tax Band: B**

**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.



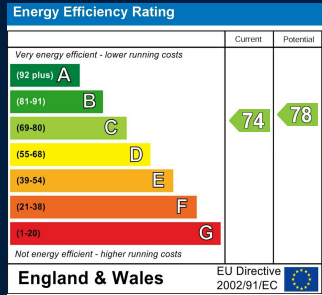
# Floor Plan



# 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.

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