



**Hathaway Lane,**  
Stratford-upon-Avon, CV37 9BJ

Jeremy  
McGinn & Co 

## Available at Offers Over £425,000



\*\* OPEN HOUSE - SATURDAY 27TH JUNE, 2:30PM - 4PM - PLEASE CALL TO ARRANGE A SLOT \*\*

A traditional bay-fronted semi-detached family home situated in a highly regarded residential location within Stratford-upon-Avon, conveniently positioned within easy reach of the town's excellent amenities, including an array of cafés, shops and restaurants, together with the world-famous Royal Shakespeare Theatre and the many attractions associated with this historic market town.

Offered for sale with the benefit of no upward sale chain, the property presents an excellent opportunity for purchasers seeking a home with considerable scope for further improvement and modernisation to create a superb family residence.

Benefiting from gas-fired central heating and double glazing, the accommodation briefly comprises a welcoming reception hall with a large understairs storage cupboard, a bay-fronted sitting room, a substantial separate reception room providing excellent living and entertaining space, kitchen, rear hall and a ground floor shower room.

To the first floor are three generous bedrooms together with a family bathroom, whilst a staircase rises to a large attic room, offering flexible space suitable for a variety of uses.

Externally, the property benefits from off-road parking to the front and a shared driveway leading to a sectional garage. To the rear is a particularly generous garden which represents a real feature of the property, being attractively stocked with a variety of mature trees and shrubs and offering excellent potential for landscaping and family enjoyment. The garden also benefits from a number of useful timber sheds providing additional storage.

A great opportunity to acquire an attractive traditional home

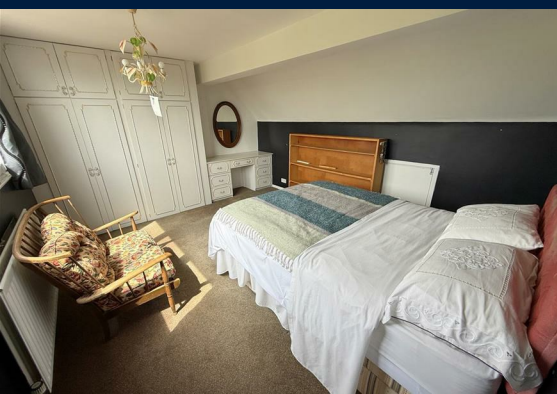


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with potential to add value.  
Agents Note - we have not verified any required consents for  
use of the loft conversion as living space.





**Tax Band: D**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

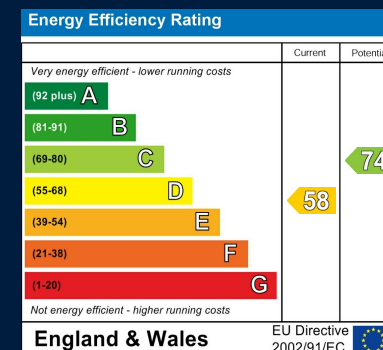
# Floor Plan



# Map



# Energy Performance



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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.

## Money Laundering Regulations – Identification Checks

In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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