



**Cherry Orchard,**  
Stratford-upon-Avon, CV37 9AP

Jeremy  
McGinn & Co 

Available at  
Asking Price £375,000



Tucked away in a small and peaceful cul-de-sac, yet within easy walking distance of the historic town centre of Stratford upon Avon, this semi-detached bungalow presents an excellent opportunity for buyers seeking a home they can modernise and personalise over time. Offered in liveable condition, the property allows a purchaser to comfortably move in and improve at their own pace.

The accommodation comprises an entrance hallway leading to a fitted kitchen, a spacious living room with doors opening onto the rear garden and an extension which has created a separate dining room, ideal for entertaining or family meals. There are two good-sized double bedrooms, a further single bedroom which could also serve as a home office or hobby room, and a family shower room.

Outside the property occupies a generous wrap-around plot. To the side is a private courtyard garden with two useful workshop sheds, perfect for storage, whilst the rear enjoys a landscaped garden offering a pleasant space to relax and enjoy the outdoors. To the front of the property there is driveway parking for two vehicles.

An ideal purchase for downsizers, investors or those looking for a project in a highly desirable location.





**Tax Band: D**

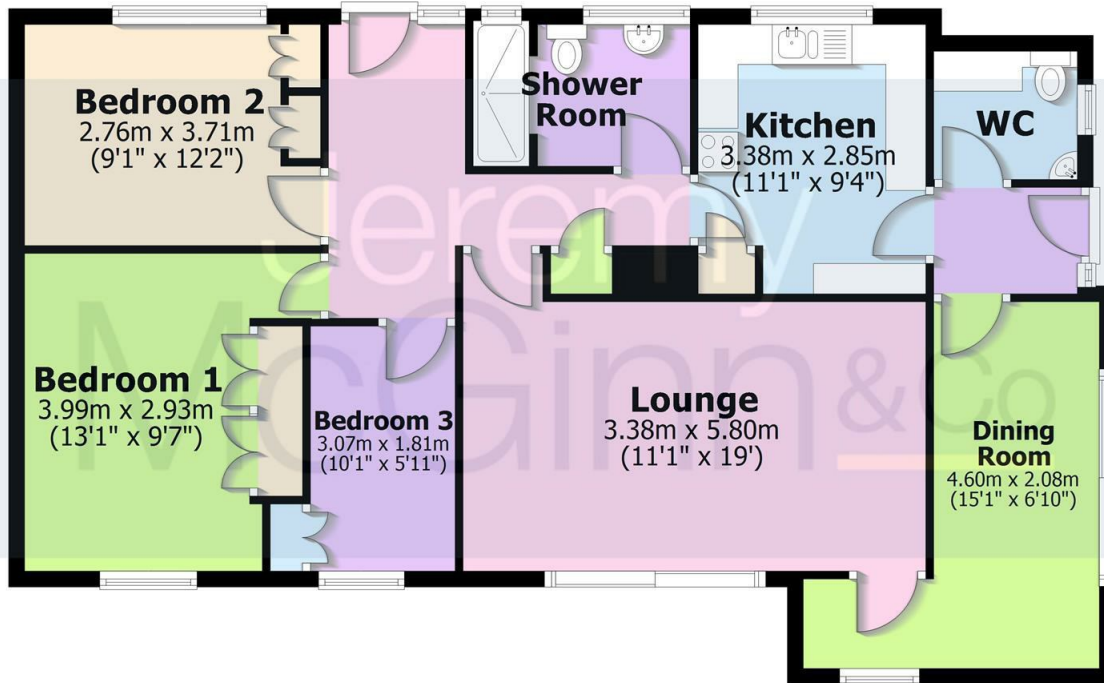
**Council: Stratford District Council**

**Tenure: Freehold**

# Floor Plan

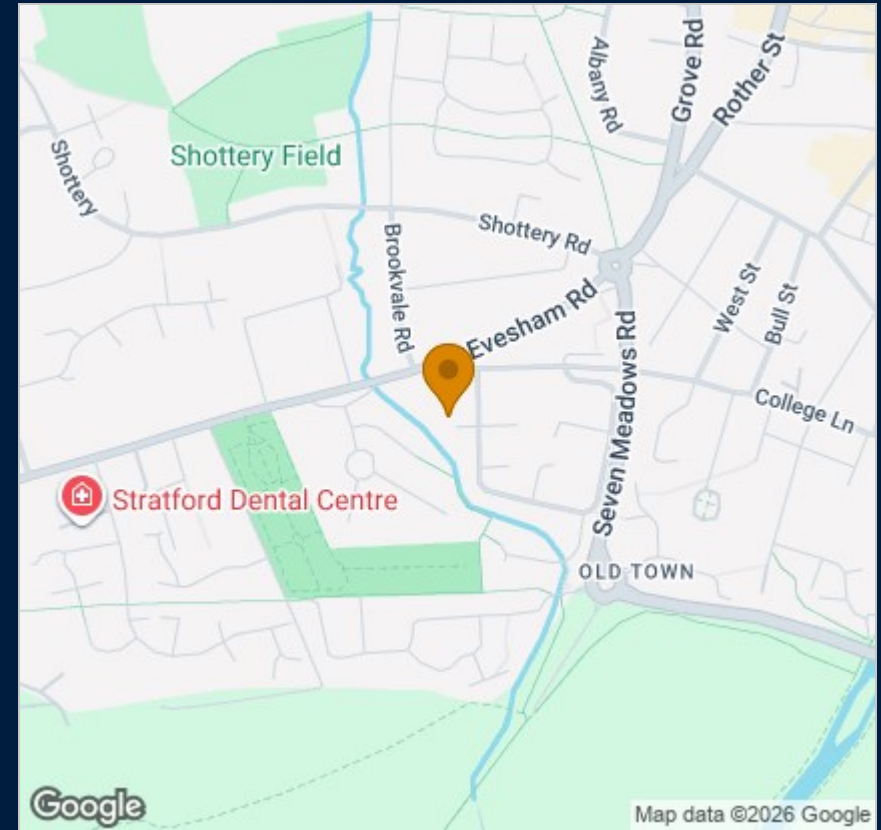
## Floor Plan

Approx. 95.5 sq. metres (1028.5 sq. feet)

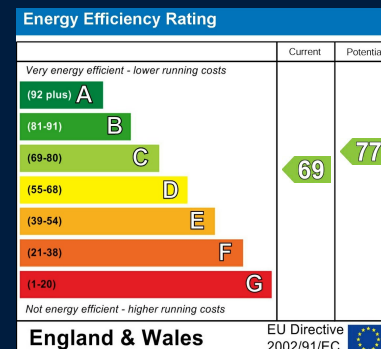


Total area: approx. 95.5 sq. metres (1028.5 sq. feet)

# 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.