



**Haydock Close,**  
Stratford-upon-Avon, CV37 9JB

Jeremy  
McGinn & Co 

Available at  
Asking Price £270,000



Tucked away in a quiet cul-de-sac and within easy walking distance of the centre of Stratford upon Avon, this well-presented two bedroom end of terrace home is offered for sale with no onward chain and would make an ideal first-time purchase, downsize or investment opportunity. Conveniently located close to the racecourse and local amenities, the property enjoys a peaceful yet highly accessible setting.

The accommodation briefly comprises an entrance hall leading into a comfortable living room, together with a spacious kitchen dining room overlooking the rear garden. To the first floor are two bedrooms and a family bathroom.

Outside, the property benefits from a pleasant enclosed rear garden with a lawned area and patio seating space, ideal for relaxing or entertaining, along with useful side access from the front. To the front of the property there is driveway parking for two vehicles.





**Tax Band: C**

**Council: Stratford District Council**

**Tenure: Freehold**

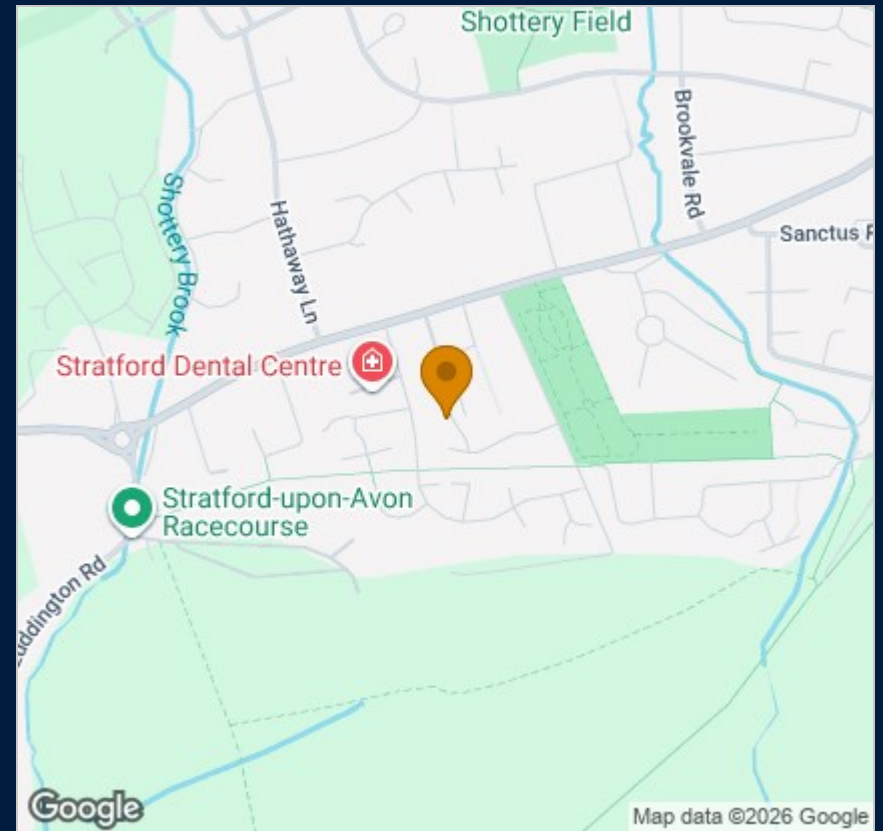
Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines the rich heritage with a vibrant, contemporary lifestyle. Its streets 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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