



**Alcester Road ,**  
Stratford-upon-Avon, CV37 9JJ

Jeremy  
McGinn & Co



## Available at Asking Price £325,000



A chance to acquire a traditional bay-fronted semi-detached property, situated in an established residential position with easy access to local schools, supermarkets, train station and main road links.

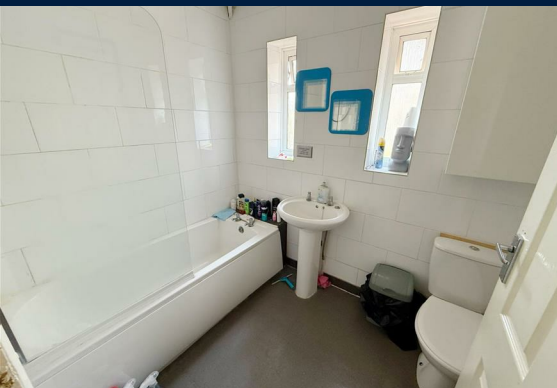
The property is set back from the road behind a deep frontage offering plenty of parking and offers lots of scope for improvement and extension (stpp) to create a fabulous family home. The accommodation benefits from gas central heating and includes: Hallway, Living Room (currently used as a bedroom), Dining Room (currently used as a bedroom), Kitchen, Landing, two further double Bedrooms, storage cupboard / single bedroom & family Bathroom.

To the rear of the property, there is a pleasant and good sized mature garden with southerly aspect and a large storage shed / garage.

Tenure - Freehold







**Tax Band: C**

**Council: Stratford District Council**

**Tenure: Freehold**

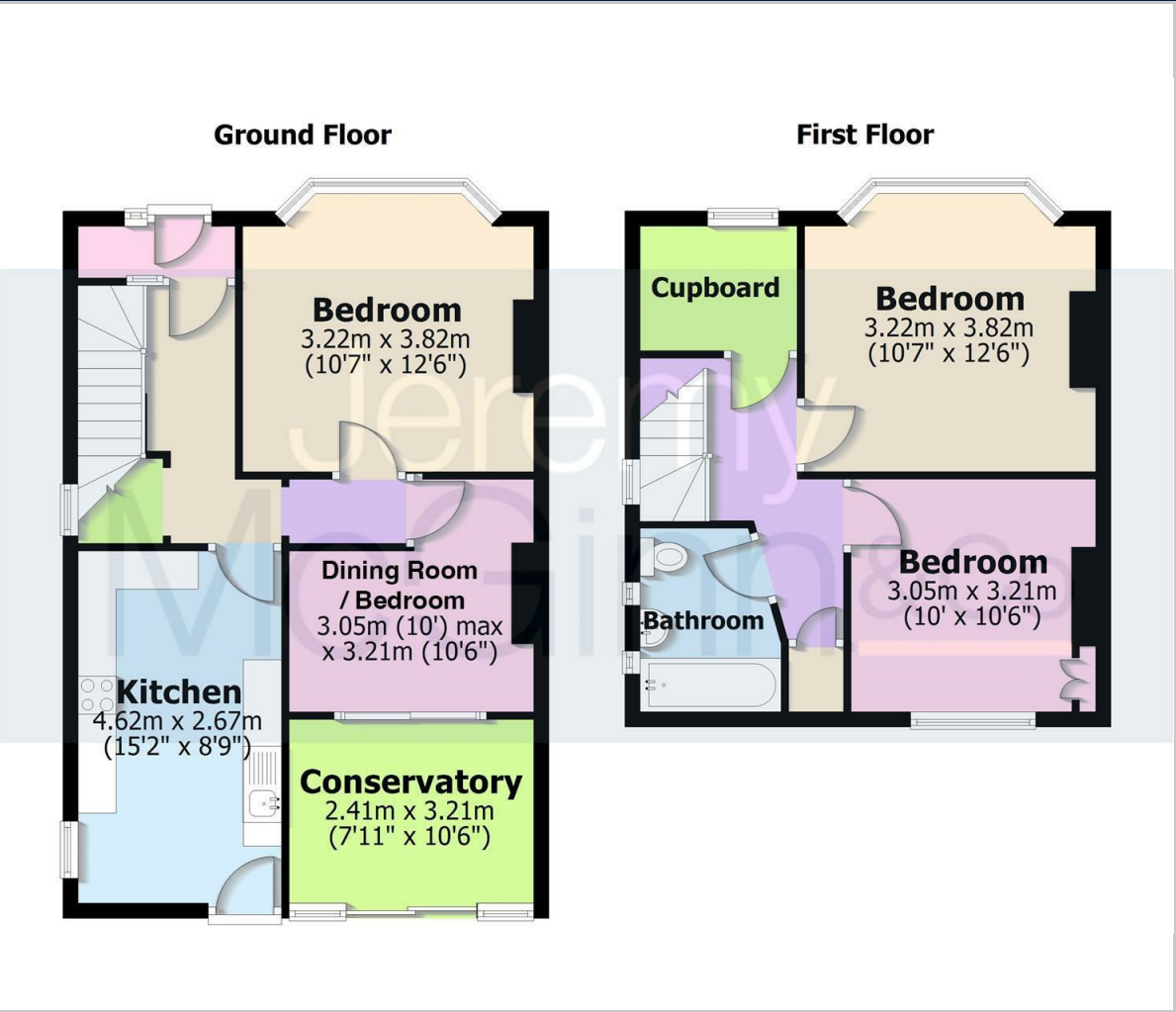
### Money Laundering Regulations – Identification Checks

In line 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.



Floor Plan



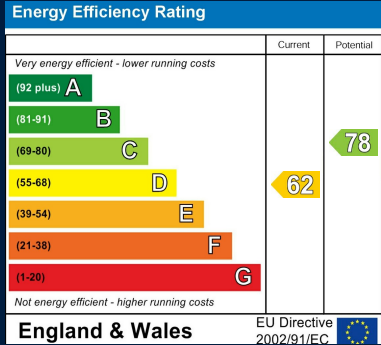
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Map



Energy Performance



Jeremy McGinn & Co