



Connells

Justins Avenue
Stratford-Upon-Avon



Property Description

Located in the heart of Stratford-upon-Avon town centre, this three-bedroom property presents a fantastic opportunity for purchasers seeking a full renovation project. Positioned on Justins Avenue, the home is ideally placed for easy access to shops, restaurants, transport links and local attractions.

The property requires comprehensive modernisation throughout, allowing buyers to redesign and refurbish to their own specification. The existing layout offers generous accommodation over two floors, making it suitable for owner-occupiers, investors or developers looking to add value in a highly desirable central location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

The living room is positioned at the front of the property and offers a good-sized reception space with scope for reconfiguration or modernisation. Subject to renovation, this room could provide a comfortable and well-proportioned main living area, with potential to extend to the rear (subject to the necessary consents), opening the space through to the garden.

Kitchen

Situated to the rear, the kitchen offers potential for redesign, with opportunity to create a contemporary kitchen or rework the layout to suit modern living requirements. The space would benefit from a full refurbishment.

Ground Floor WC

The ground floor includes a WC located off the hallway, offering practical convenience and scope for upgrading as part of the renovation works.

Bedrooms

The first floor offers three bedrooms, including a generous main bedroom and two further well-proportioned rooms. All bedrooms require full renovation but provide flexible accommodation suitable for families, guests or home working.

Bathroom

The first-floor bathroom is centrally located and currently fitted with basic sanitary ware. This space offers excellent potential for replacement with a modern bathroom suite to suit contemporary standards.

Outside

The property benefits from a generous rear garden, mainly laid to lawn, offering excellent space for outdoor use. Requiring attention as part of the overall renovation, the garden provides great potential for landscaping, extension (subject to planning), or creating a private outdoor retreat in this highly sought-after town centre location.

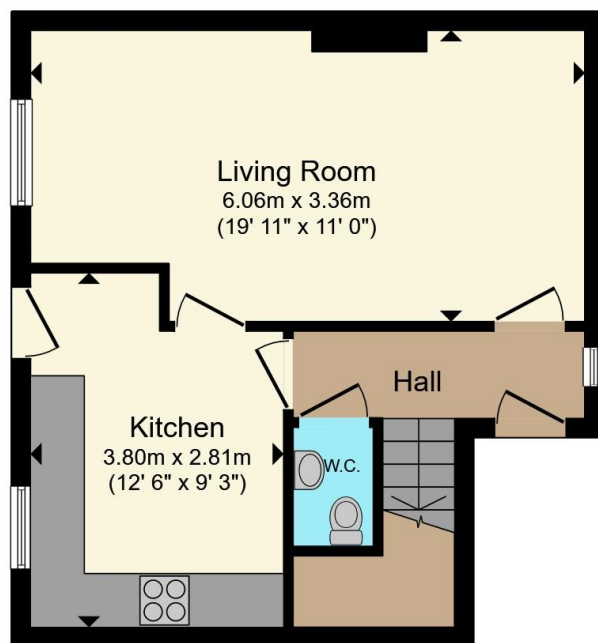
Parking

The property benefits from a driveway providing off-road parking for two vehicles, a valuable feature for this central Stratford-upon-Avon location. Subject to improvement, the driveway offers practical and convenient parking with further potential as part of the overall renovation of the property.

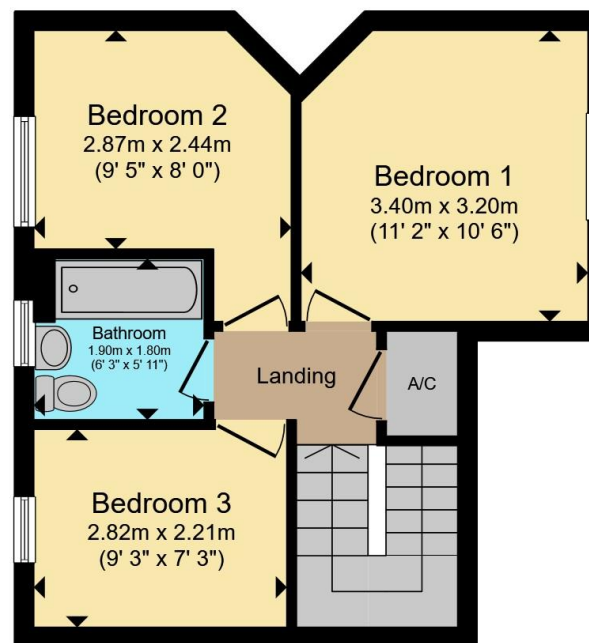








Ground Floor



First Floor

Total floor area 73.0 m² (786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11B Meer Street
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STR108576



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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