



**Trevelyan Crescent,**  
Stratford-upon-Avon, CV37 9LL

Jeremy  
McGinn & Co 

Available at  
Asking Price £185,000



A great opportunity to acquire a well proportioned ground floor maisonette situated in an established residential location, within easy reach of all local amenities including train station, supermarkets, schools and Stratford town centre itself.

The property is set behind a lawned foregarden with uPVC double glazed accommodation comprising - Vestibule, Living/Dining Room, Kitchen with integrated oven, hob & extractor, Inner Hall, Two Double Bedrooms & Bathroom. To the rear of the property there is an enclosed garden with a large covered deck and useful timber shed.

There is a single GARAGE and the property is offered with no upward chain.

We understand there is an unexpired lease term of approximately 114 years and a quarterly service charge of £75.86





**Tax Band: B**

**Council: Strtford on Avon District Council**

**Tenure: Leasehold**

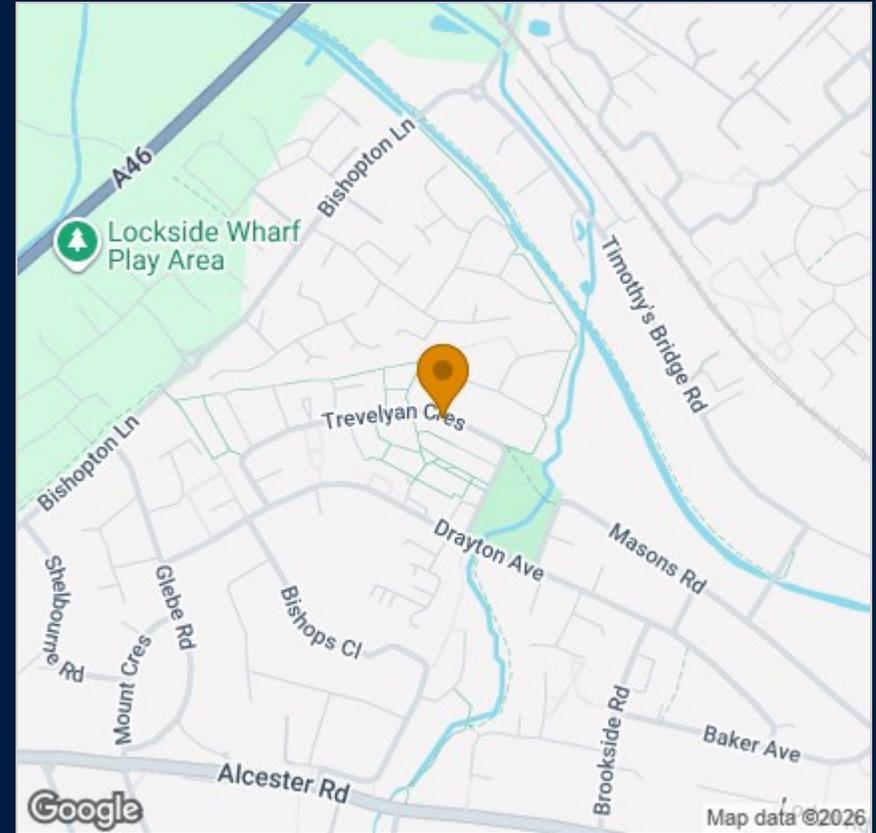
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

# 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		
(55-68)	D		
(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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