



College Street,
Stratford-upon-Avon, CV37 6BN

Jeremy
McGinn & Co 

Available at
Guide Price £395,000



Situated on one of the most sought-after roads within Stratford upon Avon's Old Town, this beautifully presented Grade II Listed two bedroom mid-terrace cottage has been thoughtfully modernised whilst retaining a wealth of charm and character.

The property offers stylish and well-balanced accommodation throughout, ideally suited to those looking to enjoy all that the town centre has to offer, with its excellent range of shops, restaurants Shakespeare Theatre and riverside walks all within easy reach.

The accommodation begins with an attractive open plan living dining room, a bright dual aspect space featuring a charming fireplace, creating a cosy focal point and an ideal setting for both relaxing and entertaining. To the rear is a galley kitchen fitted with a range of wall and base units, together with space for appliances. There is also a useful ground floor WC which houses the gas boiler.

A further benefit is the cellar, currently providing excellent storage space but offering exciting potential to be converted into a home office, study or additional reception room, subject to the necessary consents.

To the first floor are two good sized double bedrooms, both benefitting from built-in storage, together with a spacious family bathroom.

Outside, the property enjoys a particularly attractive rear garden with a patio terrace immediately to the rear of the house, leading onto a generous lawn and a further terrace at the top of the garden where there is a useful garden shed. Residents' permit parking is available on the road.





Tax Band: D

Council: Stratford District Council

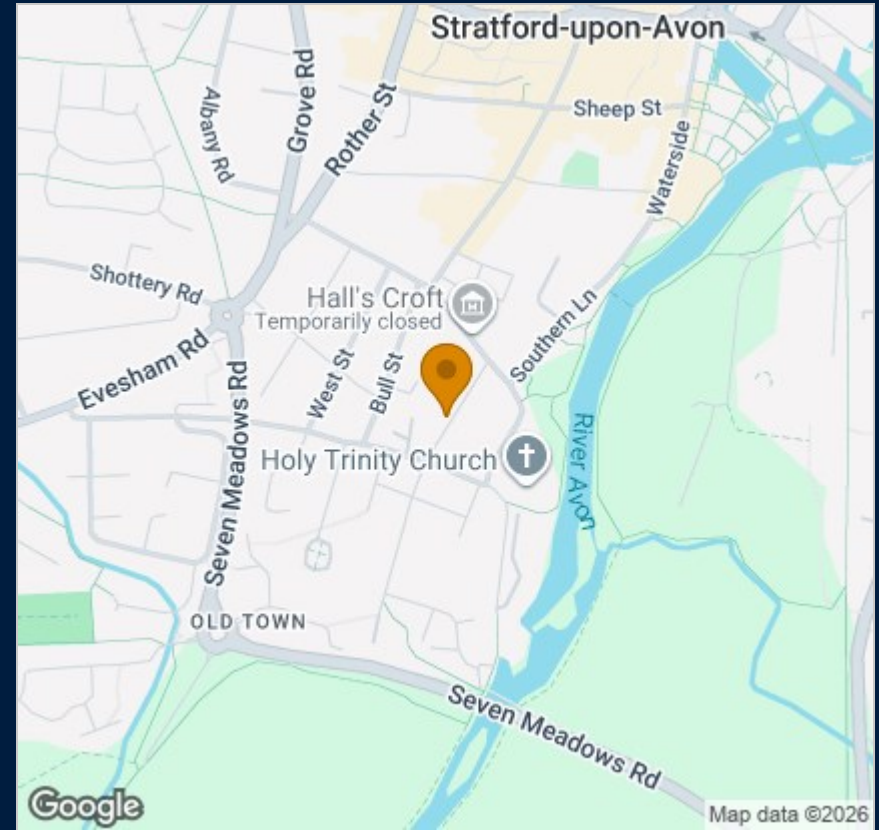
Tenure: Freehold

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 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.

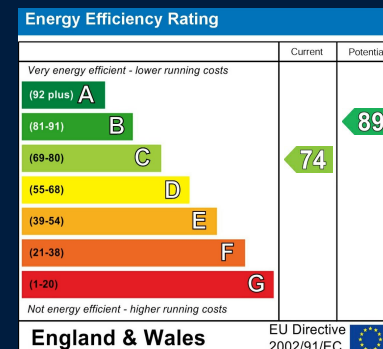
Floor Plan



Map



Energy Performance



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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginn.com
 www.jeremymcginn.com