



Park Road ,
Stratford-upon-Avon, CV37 0AT

Jeremy
McGinn & Co 

Available at Guide Price £250,000



A chance to acquire a traditional end-terrace home, conveniently located just a short stroll from the Maybird Shopping Centre, Stratford Train Station, local supermarkets and schools and the Town Centre itself.

This property would make a fantastic buy-to-let or first time buy and internally comprises; Living Room, Kitchen Dining Room with integrated appliances, breakfast bar and large storage cupboard, Modern Ground Floor Bathroom, First Floor Landing, Three Bedrooms and a First Floor WC. The property also offers a very spacious loft.

Outside, the rear garden reaches approximately 100ft. long and is mainly laid to lawn, with a patio area and side access. The vendors have also added a useful garden cabin. To the front, the property has a good frontage, which could potentially be used for parking a car (subject to necessary consents).





Tax Band: C

Council: Stratford District Council

Tenure: Freehold

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.

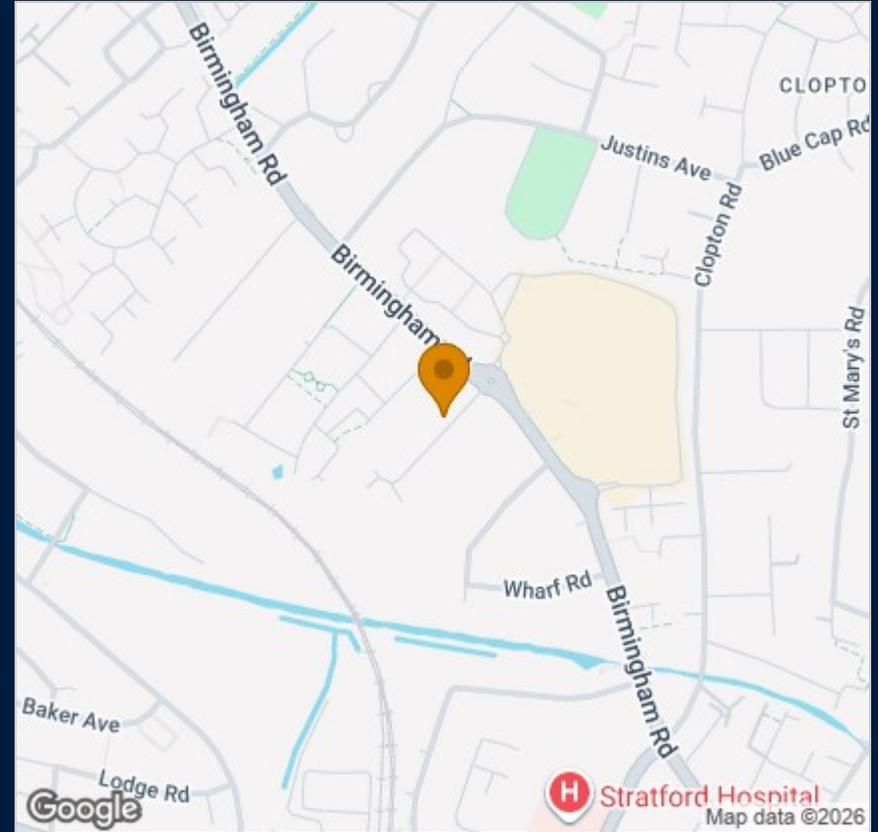
Please note that this fee is non-refundable under any circumstances.



Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	72	
(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.

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