



Lodge Road ,
Stratford-upon-Avon, CV37 9DW

Jeremy
McGinn & Co

Available at Guide Price £210,000



A chance to acquire a very well-presented first-floor maisonette, ideally located within easy walking distance of Stratford-upon-Avon town centre, local supermarkets, primary and secondary schools and the train station, making it perfectly suited to a wide range of buyers.

Offered for sale with NO ONWARD CHAIN, the property is ready for immediate occupation and has been modernised and maintained to a high standard throughout, allowing a buyer to move straight in with ease.

The accommodation has been reconfigured from it's original layout and now comprises THREE bedrooms, including two generous double bedrooms both with fitted wardrobes and a third single bedroom, which would also make an ideal home office. To the rear of the property, there is a separate living room providing a comfortable and welcoming space to relax, along with a well-proportioned kitchen offering ample storage and space for a breakfast table. A modern bathroom completes the internal layout.

Externally, the property further benefits from a PRIVATE rear garden, providing an excellent space for outdoor dining, entertaining or simply enjoying some quiet time. Parking is available on road with a residential permit.

With its convenient location and modern accommodation, this attractive maisonette represents an excellent opportunity for first-time buyers, investors or those looking to downsize.

We understand the property is Leasehold, with a current unexpired term of 84 years however the current owners are in the process of extending the lease by a further 90 years, therefore the lease terms upon completion to a new owner will be 174 years. There is an annual service charge (which includes building insurance) of £771.24 and a ground rent of £10.





Tax Band: B

Council: Stratford 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 within a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

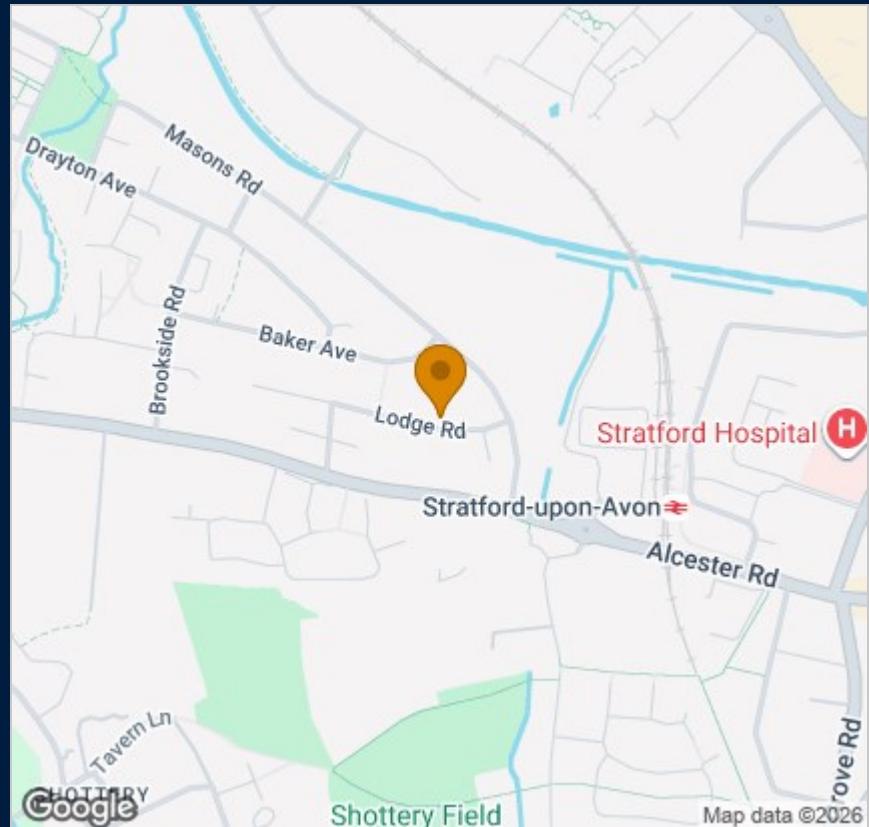
Floor Plan



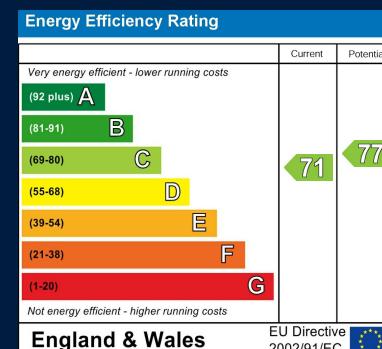
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Map



Energy Performance



Jeremy McGinn & Co