



**Albany Road ,**  
Stratford-upon-Avon, CV37 6PQ

Jeremy  
**McGinn** & Co 



# Asking Price £575,000

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A chance to acquire an attractive and deceptively spacious home, located within an established and sought-after residential road right in the heart of Stratford Town Centre, just a few minutes walk to Stratford's fantastic range of cafés, bars, restaurants and shops as well as the world famous Royal Shakespeare Theatre.

This particular home comprises an imposing traditional bay-fronted townhouse with incredibly spacious accommodation, arranged over three levels (in addition to a cellar), all benefitting from gas central heating and double glazing.

The property has been extended and remodelled to create a fabulous town centre property and briefly comprises; Reception Hall, Large Through Living Room with feature fireplace, Good Size Cellar with lots of scope to create further accommodation, Guest Cloaks/WC, Breakfast Room /Study, Dining Room, Fitted Kitchen, First Floor Landing, Generous Master Bedroom, Further Double Bedroom, Fabulous Family Bathroom with large shower enclosure and free standing bath and a very spacious Attic Bedroom / Hobby Room.

To the rear of the property, there is a delightful mature garden with garden office and gated rear access.

Parking is available on street with a residents permits.







**Tax Band: E**

**Council:** Stratford upon Avon District Council

**Tenure:** Freehold

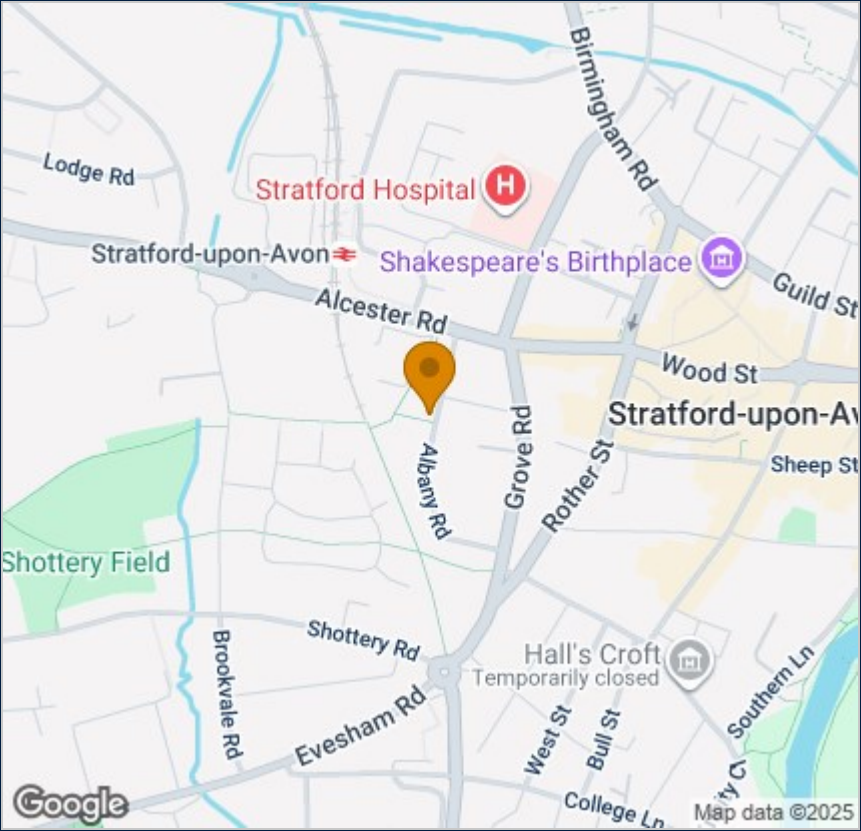
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.



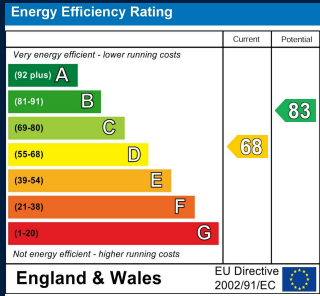
# Floor Plan



## Map



## Energy Performance



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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