



**Waterloo Drive,**  
Stratford-upon-Avon, CV37 7HS

Jeremy  
McGinn & Co 

Available at  
Guide Price £500,000



Positioned within a quiet cul-de-sac just off the highly sought-after Banbury Road in Stratford upon Avon, this attractive two double bedroom detached bungalow offers well-balanced accommodation, beautiful gardens and the added benefit of no onward chain.

Set back from the road behind a delightful fore garden and block paved driveway, the property enjoys an appealing frontage and a peaceful position. Internally, the accommodation is thoughtfully arranged and comprises a welcoming entrance hallway, a bright and spacious living room featuring a square bay window and a generous kitchen dining room ideal for everyday living and entertaining alike.

There are two well-proportioned double bedrooms, together with a principal shower room fitted with a walk-in shower. A covered side passageway provides access to a further second shower room, rear garden and the garage, offering excellent practicality and versatility.

Outside, the property boasts a beautifully-maintained mature rear garden with a patio seating area, spacious lawn, well-stocked planted borders and a garden shed — creating a wonderful outdoor setting to enjoy.

Offered for sale with no onward chain, this delightful bungalow presents an excellent opportunity to secure a home in one of Stratford upon Avon's most desirable residential locations.





**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Freehold**

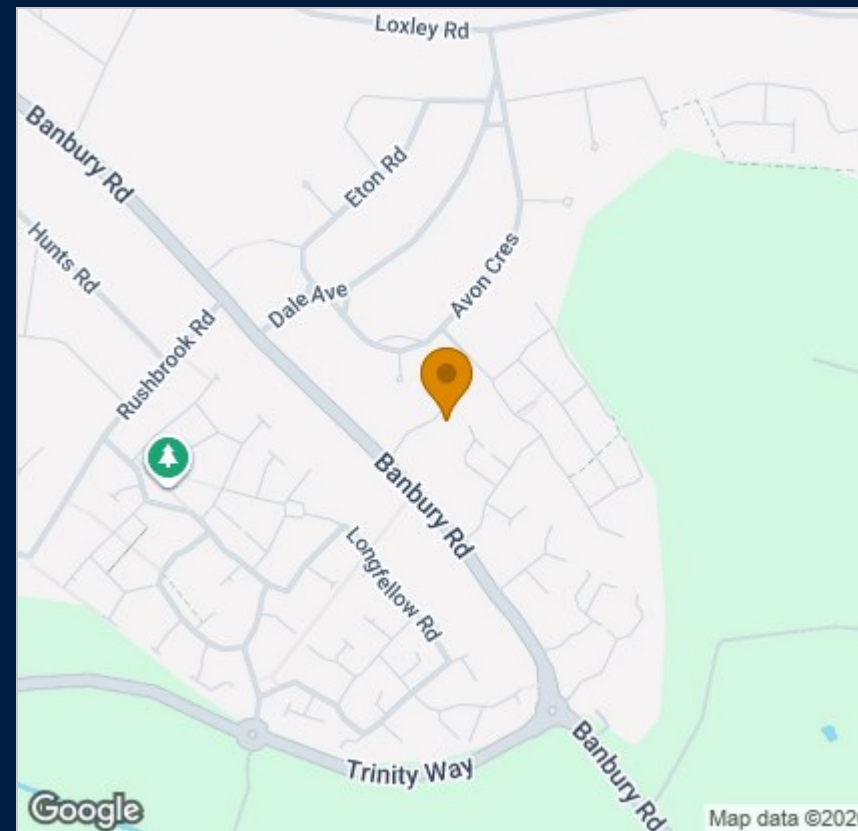
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, attracting almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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