



Lodge Road ,
Stratford upon Avon, CV37 9DW

Jeremy
McGinn & Co 

Available at Offers Over £147,000



For sale with no upward chain, this detached bungalow is conveniently located within easy reach of Stratford town centre and other local amenities including supermarkets, train station and hospital. The property would make an ideal bolt hole, investment, or first time purchase.

In brief, the accommodation comprises; Kitchen, with a range of built in storage, contrasting work surfaces over, inset sink and space for freestanding appliances. The living room is filled with natural light and offers a generous space for both seating and occasional dining. It also benefits from a built-in storage cupboard.

Continuing through to double bedroom with window to rear and door off to an en-suite bathroom complete with panel bath, low level WC and wash hand basin.

Externally, the property boasts a parking space for one car and paved fore garden to front with bin store. A side gate provides shared access to the rear.

We understand the property has a service charge of approx £50 per annum.

Fitted Kitchen - 2.88 x 3.03 (9'5" x 9'11")
Living Room - 3.8 x 4.01 (12'5" x 13'1")
Bedroom - 3.92 x 3.17 (12'10" x 10'4")
Bathroom - 2.13 x 2.13 (6'11" x 6'11")





Tax Band: B

Council: Stratford District Council

Tenure: Freehold

Money Laundering Regulations –
Identification Checks

In line 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.

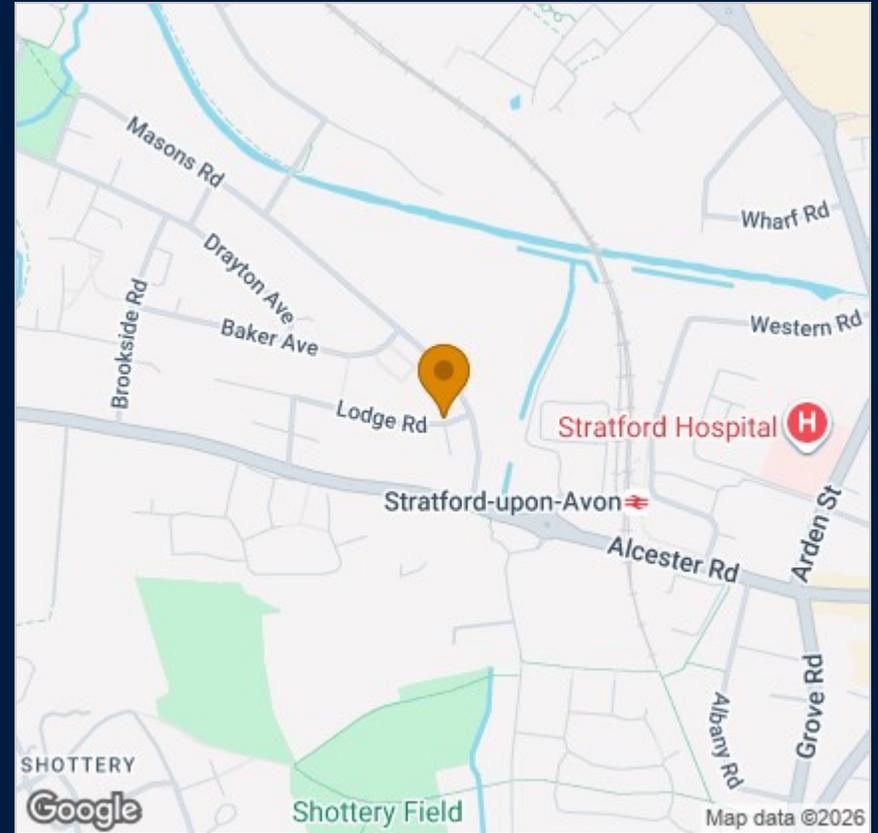
Please note that this fee is non-refundable under any circumstances.



Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

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