



**Shakespeare Street ,**  
Stratford-upon-Avon, CV37 6RN

Jeremy  
McGinn & Co 

# Guide Price £250,000



A chance to acquire a most charming character cottage, positioned in an incredibly convenient town centre location within Shakespeare Street. The cottage offers a wealth of period charm, whilst benefitting from the all the modern comforts of a recent renovation throughout.

The front Living Room is a cosy space; with a feature open fireplace and built-in storage. The current owners have extended the original footprint to the rear of the cottage, to now offer a light and spacious modern Kitchen Dining Room with a comprehensively-fitted kitchen offering a wealth of storage cupboards, built-in appliances including NEFF oven with 'slide & hide' door, slimline dishwasher, induction hob and washing machine and a roof lantern and double patio doors, allowing plenty of natural light to flood in.

To the first floor, there is a good sized Double Bedroom and a beautifully refitted Shower Room with generous walk-in shower, WC, sink unit and airing storage cupboard.

Outside, the pretty courtyard garden benefits from a brick-built store, with light and power and a right of way access, leading out to Mulberry Street.





**Tax Band: C**

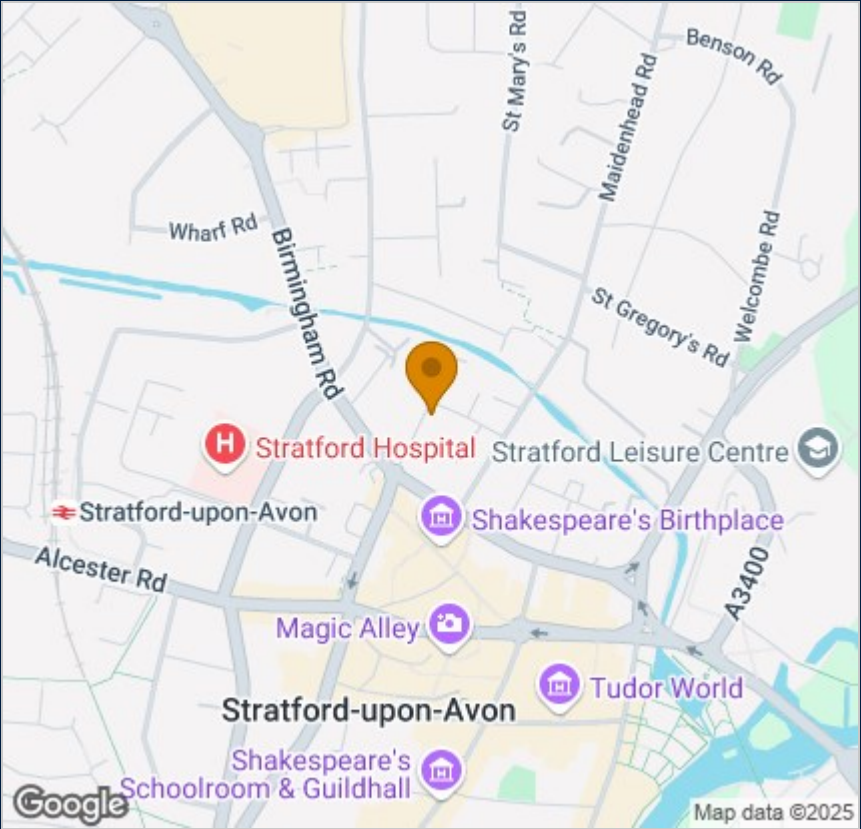
**Council:** Stratford District Council

**Tenure:** Freehold

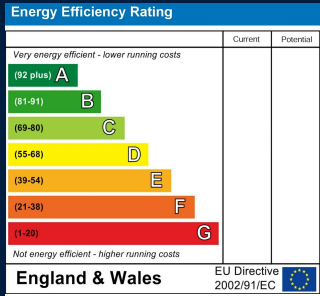
# Floor Plan



# Map



# Energy Performance



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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