



**New Street,**  
Stratford-upon-Avon, CV37 6BX

Jeremy  
McGinn & Co 

Available at  
Offers In Excess Of £295,000



For sale with no onward chain, a chance to acquire a modern mews-style home, located within in the heart of Stratfords Old Town, just a short walk away from the town centre, the Royal Shakespeare Theatre and the River Avon.

Internally, the property has been modernised throughout to offer a very stylish home with an open-plan Kitchen Living Dining Room with a modern fitted kitchen, comprising a range of fitted wall & base units, integrated appliances and breakfast bar. To the rear of the property, a sun room has been added to give extra reception space, ideal as a study area or for further seating.

To the first floor, the Master Bedroom is located to the rear and is a good sized double bedroom. There is a further single bedroom with built-in storage/airing cupboard and a three piece family bathroom.

Outside, the private rear garden is low maintenance and benefits from a covered storage area, complete with power. The property also benefits from 2 off-road allocated parking spaces.





**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Freehold**



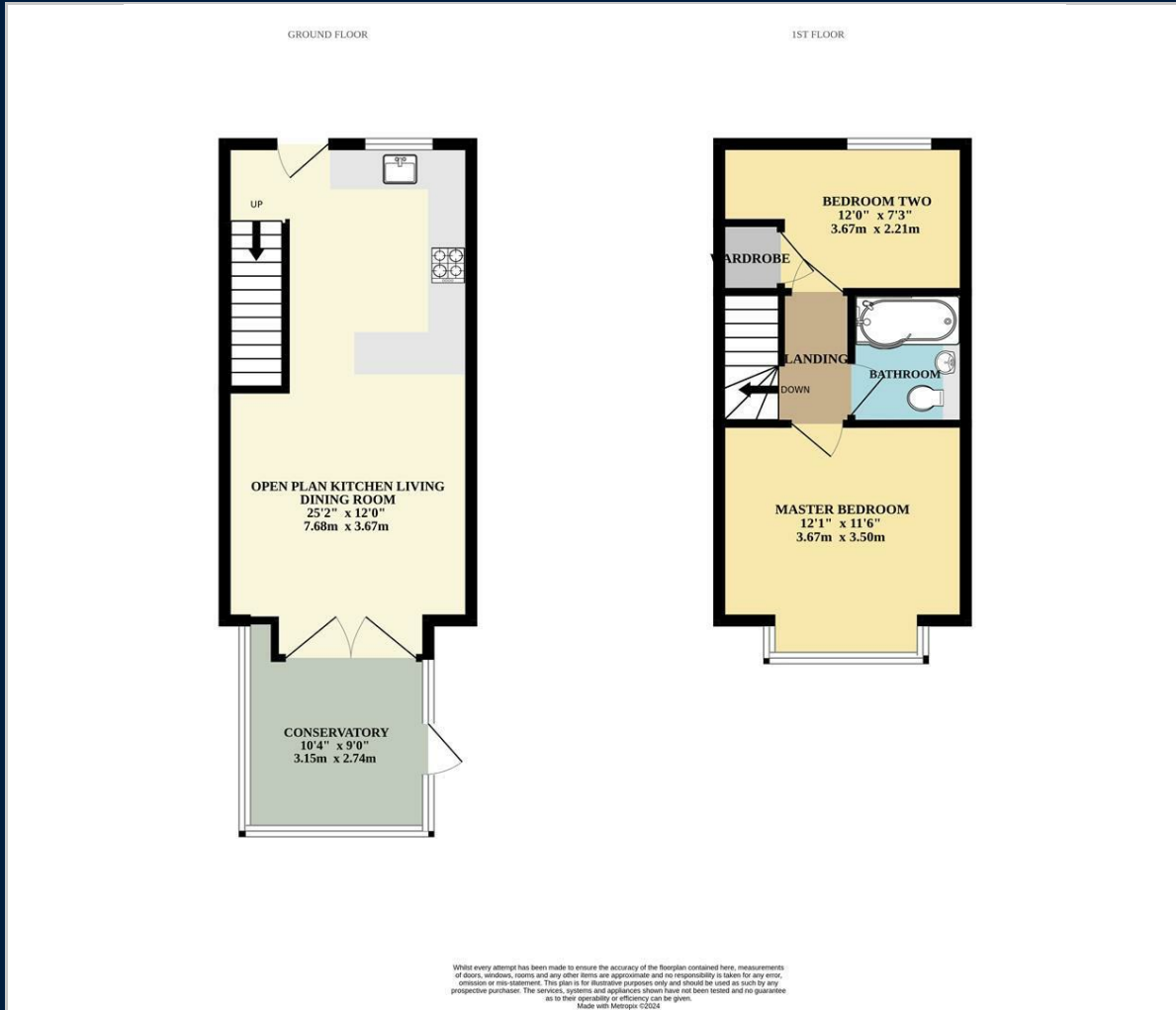
**Money Laundering Regulations – Identification Checks**

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.

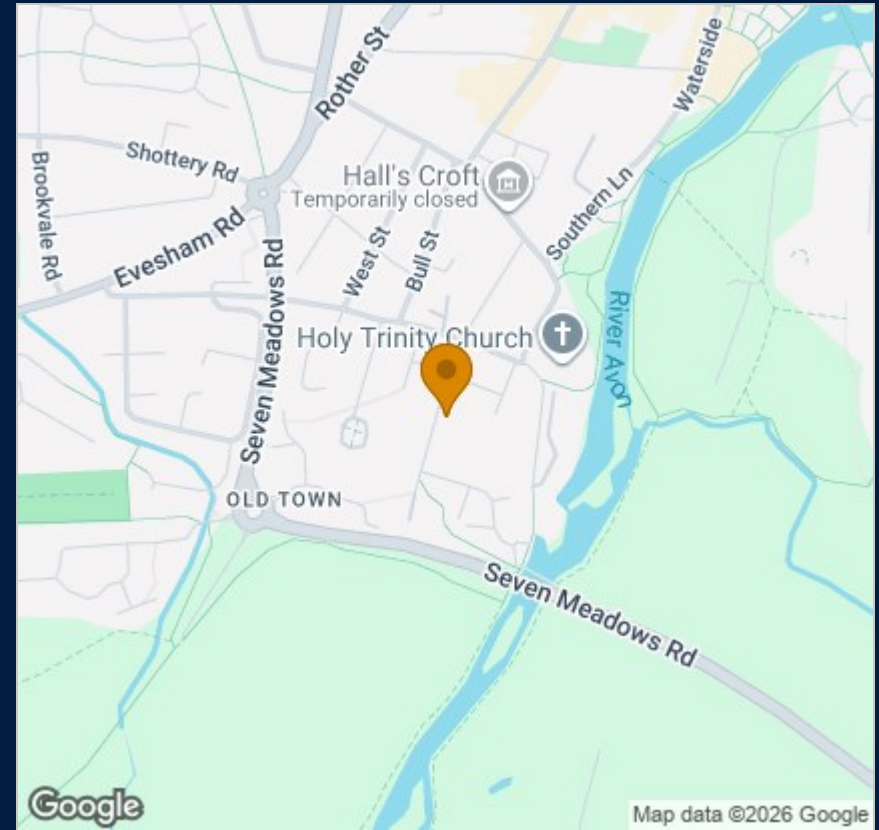
Please note that this fee is non-refundable under any circumstances.



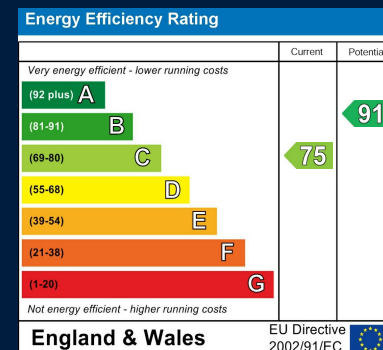
# Floor Plan



# Map



# Energy Performance



**Jeremy McGinn & Co**

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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