



**College Street,**  
Stratford-upon-Avon, CV37 6BW

Jeremy  
McGinn & Co 

Available at  
Offers Over £675,000



Offered for sale with no onward chain, a chance to acquire a handsome semi-detached three bedroom home, conveniently positioned overlooking the Holy Trinity Church and just a short stroll from the town centre, in a rarely available area within the very popular area of Old Town.

The property is set back behind a two-car driveway and entered into a spacious hallway, with stairs leading to the first floor. The ground floor has been opened up to create fabulous reception space; with a bay-fronted dining room to the front, leading through a living area round in to the breakfast kitchen. The rear of the ground floor has been extended and benefits from two sets of double patio doors, leading out to the rear garden. The ground floor also benefits from a shower room; comprising a shower unit, WC and wash basin.

To the first floor, Bedroom One is located to the front of the property and benefits from a spacious bay and a walk-in dressing room, Bedroom Two is a further good sized double bedroom and there is a family bathroom.

To the top floor is a further double bedroom with views towards the Holy Trinity Church.

The mature rear garden has a generous patio, ideal for outdoor dining and socialising and there is a lawned area and some mature planting. To the front, the driveway offers off-road parking for 2 cars; a real rarity within Old Town!





**Tax Band: E**

**Council: Stratford District Council**

**Tenure: Freehold**

### Money Laundering Regulations – Identification Checks

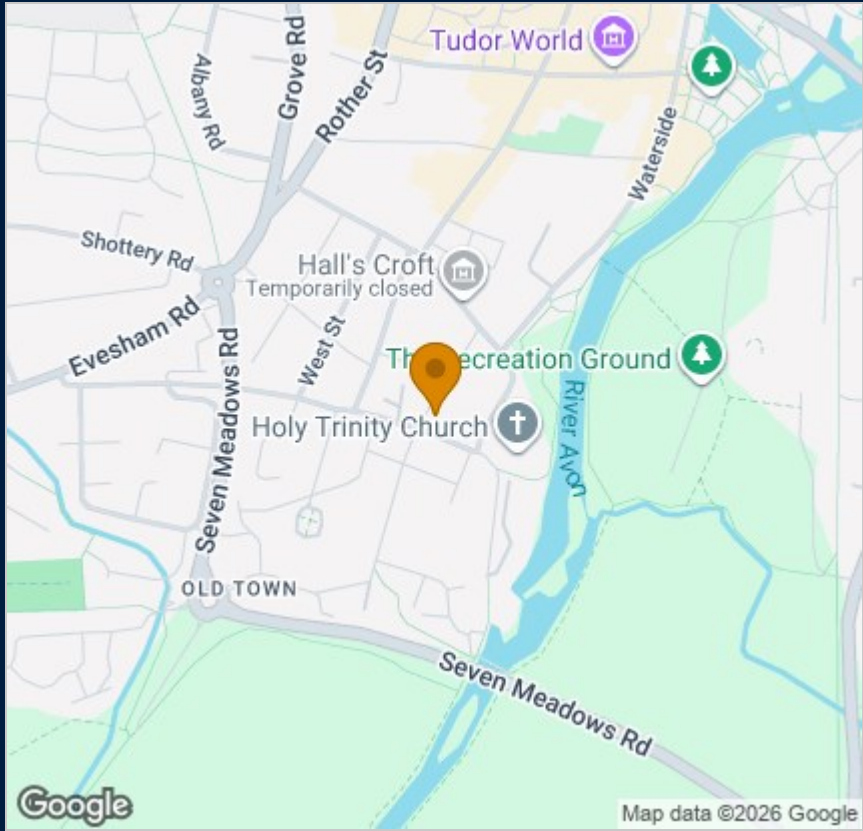
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To 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.

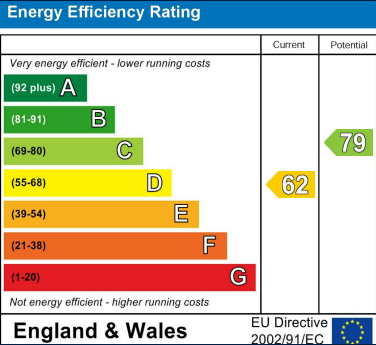
# Floor Plan



# Map



# Energy Performance



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