



Bull Street,
Stratford-upon-Avon, CV37 6DS

Jeremy
McGinn & Co 

Available at
Offers Over £350,000



Situated in the heart of Stratford upon Avon's highly desirable Old Town, this charming Victorian cottage enjoys an enviable position just a short stroll from the vibrant town centre, the world-renowned Royal Shakespeare Theatre and the historic Holy Trinity Church. Offered for sale with no onward chain, the property combines period charm with surprisingly versatile accommodation, presenting a wonderful opportunity for those seeking a characterful home in one of Stratford's most sought-after locations.

The accommodation is entered directly into a welcoming living room, which flows through to a dining area, creating a lovely space for both everyday living and entertaining. From here, stairs lead down to a useful cellar which has been tanked and benefits from heating, offering excellent potential as a home office, study or additional flexible space.

Beyond the dining area is a fitted kitchen, which leads through to an impressive 22ft single-storey extension. This fantastic addition provides a further reception room with a multitude of possible uses, whether as a home office, occasional ground-floor bedroom, hobby room or simply a relaxing space overlooking the garden. Doors open directly onto the rear garden, while a separate door provides access to a useful covered terrace, ideal for discreet bin storage, with the added convenience of side access from the front of the property.

To the first floor are two bedrooms, together with a generously proportioned family bathroom, complete with fitted storage.

Outside, the property enjoys a delightful west-facing rear garden, ideally positioned to make the most of the afternoon and evening sunshine. Predominantly laid to lawn with attractive planted borders, it provides a lovely setting for outdoor dining, entertaining or simply relaxing at the end of the day. A garden studio cabin offers yet another versatile space, perfect for creative pursuits, hobbies or working from home.





Tax Band: D

Council: Stratford District Council

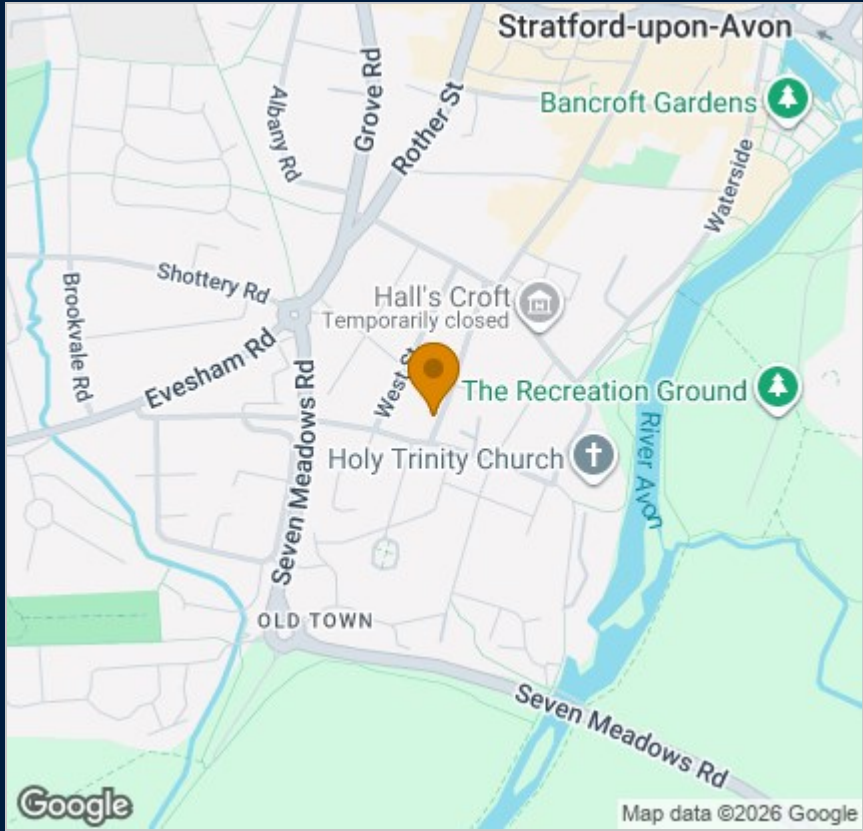
Tenure: Freehold



Floor Plan



Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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