



Lodge Road,
Stratford-upon-Avon, CV37 9DW

Jeremy
McGinn & Co 

Available at Guide Price £210,000



A chance to acquire a very well-presented first-floor maisonette, ideally located within easy walking distance of Stratford-upon-Avon town centre, local supermarkets, primary and secondary schools and the train station, making it perfectly suited to a wide range of buyers.

Offered for sale with NO ONWARD CHAIN, the property is ready for immediate occupation and has been modernised and maintained to a high standard throughout, allowing a buyer to move straight in with ease.

The accommodation has been reconfigured from its original layout and now comprises THREE bedrooms, including two generous double bedrooms both with fitted wardrobes and a third single bedroom, which would also make an ideal home office. To the rear of the property, there is a separate living room providing a comfortable and welcoming space to relax, along with a well-proportioned kitchen offering ample storage and space for a breakfast table. A modern bathroom completes the internal layout.

Externally, the property further benefits from a PRIVATE rear garden, providing an excellent space for outdoor dining, entertaining or simply enjoying some quiet time. Parking is available on road with a residential permit.

With its convenient location and modern accommodation, this attractive maisonette represents an excellent opportunity for first-time buyers, investors or those looking to downsize.

We understand the property is Leasehold, with a current unexpired term of 84 years however the current owners are in the process of extending the lease by a further 90 years, therefore the lease terms upon completion to a new owner will be 174 years. There is an annual service charge (which includes building insurance) of £771.24 and a ground rent of £10.





Tax Band: B

Council: Stratford District Council

Tenure: Leasehold

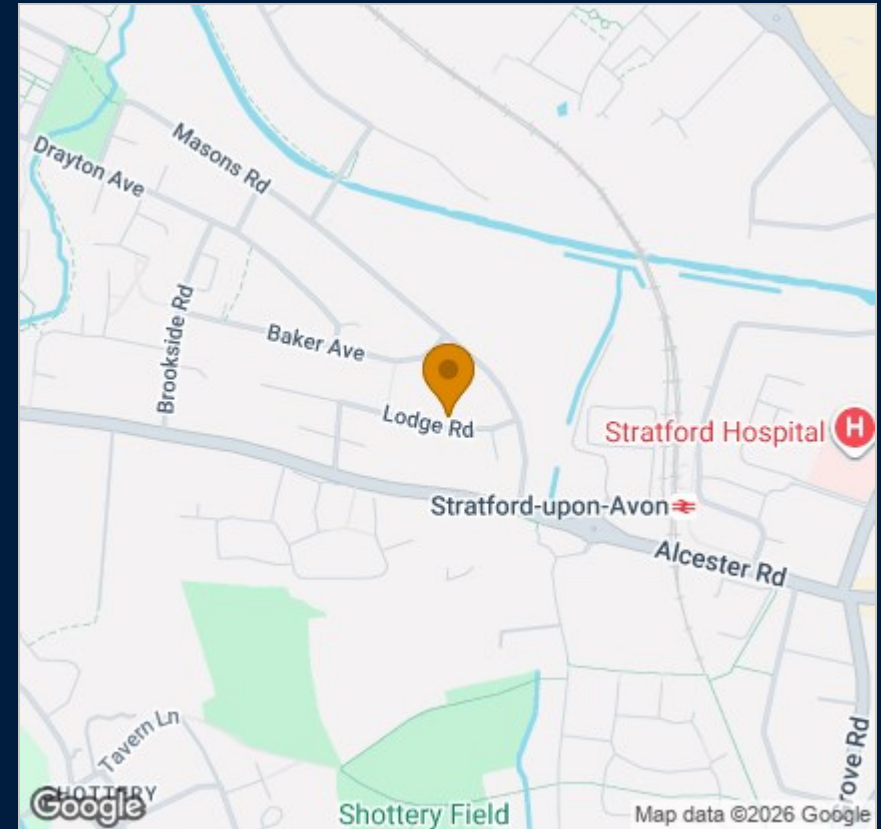
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

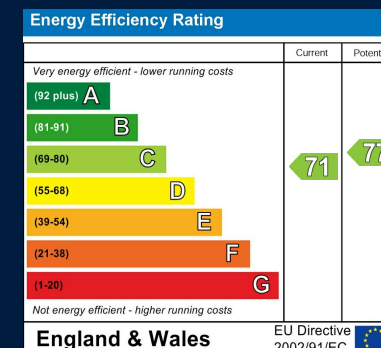
Floor Plan



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

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.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginns.com
 www.jeremymcginns.com