



Evesham Road,
Stratford-upon-Avon, CV37 9BS

Jeremy
McGinn & Co 

Available at
Asking Price £475,000



Situated on the highly regarded Evesham Road and within easy walking distance of the excellent amenities, restaurants, shops and attractions available in Stratford-upon-Avon town centre, this substantial detached property presents an exceptional opportunity for both investors and owner-occupiers alike.

The property is currently configured and operated as a successful House in Multiple Occupation (HMO), generating a strong rental income from six well-proportioned letting rooms, each benefiting from its own ensuite. As such, the property offers an attractive investment opportunity with proven income potential.

Equally, the flexible accommodation lends itself to straightforward conversion back into a generous family residence. The spacious layout could provide extensive ground floor living accommodation together with four well-sized bedrooms on the first floor, creating a substantial detached home in a highly desirable location.

To the rear, the property enjoys large mature gardens, offering an abundance of outdoor space and providing a wonderful setting for families, entertaining or further enhancement, subject to any necessary consents.

A rare opportunity to acquire a versatile detached property with significant potential, whether as a high-yield investment or an impressive family home, all within close proximity to the heart of Stratford-upon-Avon.





Tax Band: F

Council: Stratford on Avon District Council

Tenure: Freehold

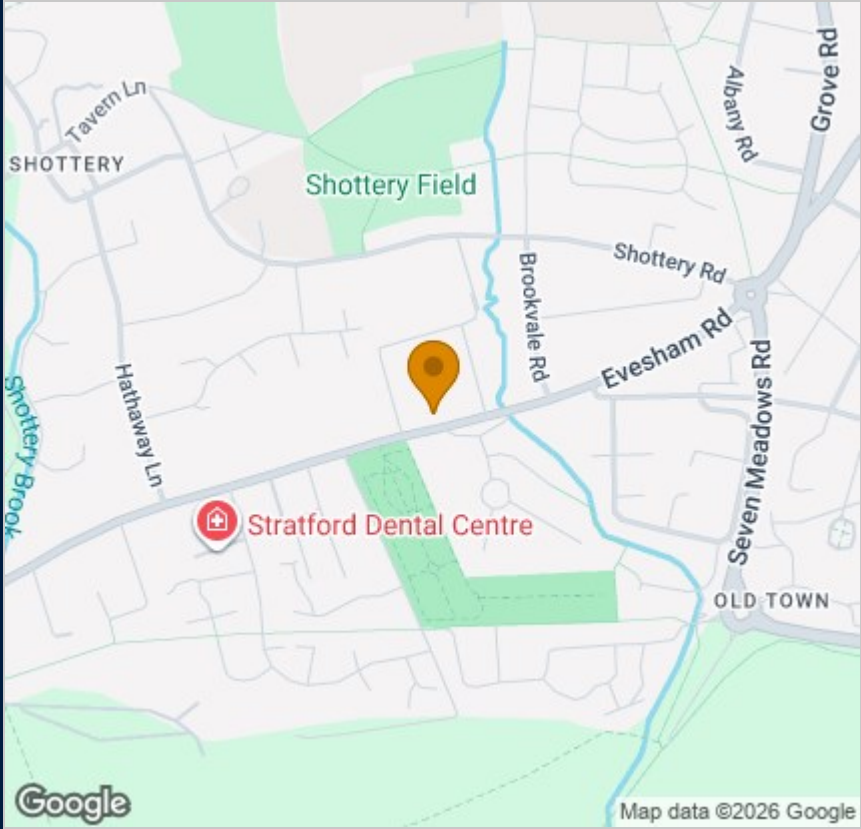
Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.



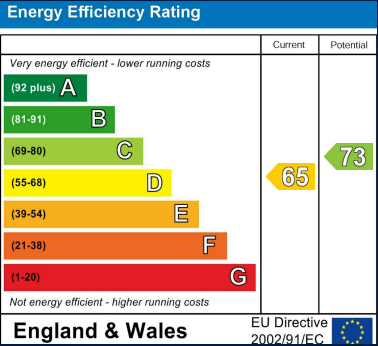
Floor Plan



Map



Energy Performance



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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.

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