



FOR STARTERS



OFFERS IN EXCESS OF
£325,000

MAIN COURSE

A rare opportunity to acquire this charming Victorian three-bedroom property, ideally situated in the heart of Stratford-upon-Avon's town centre. Currently arranged as two self-contained apartments, a one-bedroom ground floor flat and a two-bedroom flat on the first floor, this versatile home offers excellent potential for both investors and owner-occupiers.

With an estimated rental yield of approximately 6.8%, it represents an attractive proposition for those seeking a buy-to-let investment. Alternatively, the property could be easily converted back into a single family home with minimal adjustments, thanks to an existing secure internal connecting door.

The ground floor apartment benefits from its own private entrance leading into a hallway, off which sits a spacious double bedroom. To the rear is an open-plan living room and kitchen fitted with white high-gloss units and hob, and space for additional appliances. A door from the kitchen opens directly onto a fully enclosed, hard-landscaped garden with mature planted borders, which is for the exclusive use of the ground floor flat. Off the living area is a door providing access to a useful cellar, offering excellent storage. Adjacent to the kitchen, a door leads to an inner lobby and a wet room fitted with a walk-in shower, low-level WC, and wash basin.

The first floor apartment is accessed via a separate side passage and private entrance. A staircase leads to a spacious landing, with all



rooms leading off. The accommodation includes a galley-style kitchen with integrated oven and space for appliances, a bright lounge, two well-proportioned double bedrooms, and a modern shower room. This part of the property is equally well-presented and functional, with natural light throughout.

Externally, the rear garden is fully enclosed and low-maintenance, with gated side access. While parking is on-street, the property benefits from permit availability, making parking typically straightforward. Offered with no onward chain, this property is a rare find in a sought-after central location. Whether you're an investor looking for immediate returns or a buyer seeking a characterful home with potential to reconfigure, this is a superb opportunity in one of Stratford's most desirable positions.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - B



EPC
Band - C



South East Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage

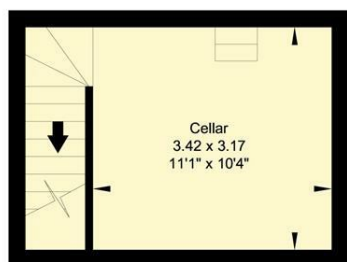
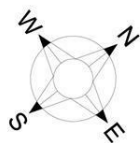


Heating System
Gas Central Heating

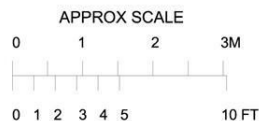


St Gregory's Primary

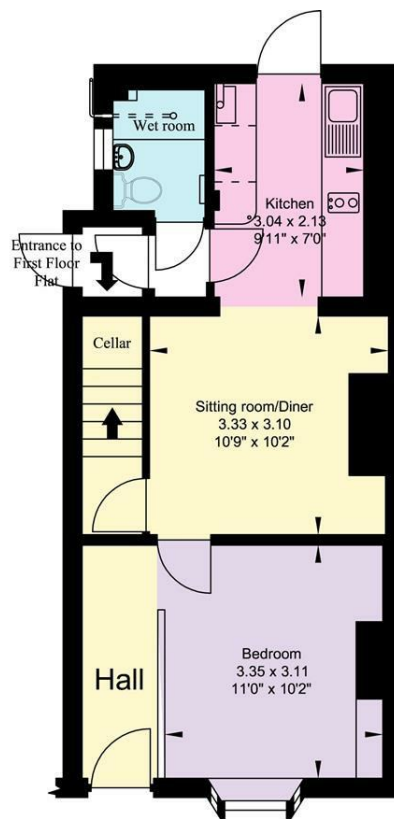
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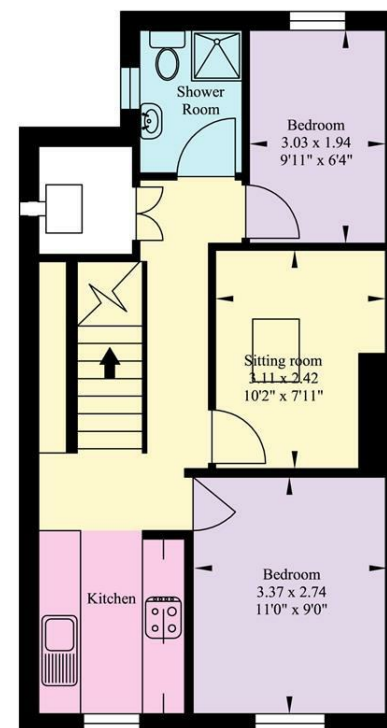
Cellar



APPROXIMATE GROSS INTERNAL FLOOR AREA:
100 sq m (964 sq ft)



Ground floor



First floor

Shakespeare Street
Stratford upon Avon

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