



FOR STARTERS



OFFERS IN EXCESS OF
£285,000

MAIN COURSE

A rare opportunity to acquire this charming Victorian Grade II listed 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.

This property is Grade II listed, recognising it as being of special architectural or historic interest. The listing helps protect its character and ensures any alterations preserve the features that make the home unique and full of heritage charm.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - B



EPC
Band - C



South East Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage

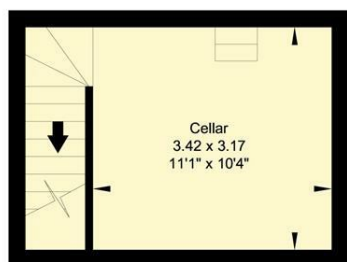
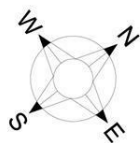


Heating System
Gas Central Heating

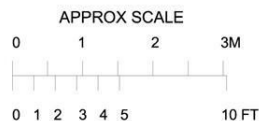


St Gregory's Primary

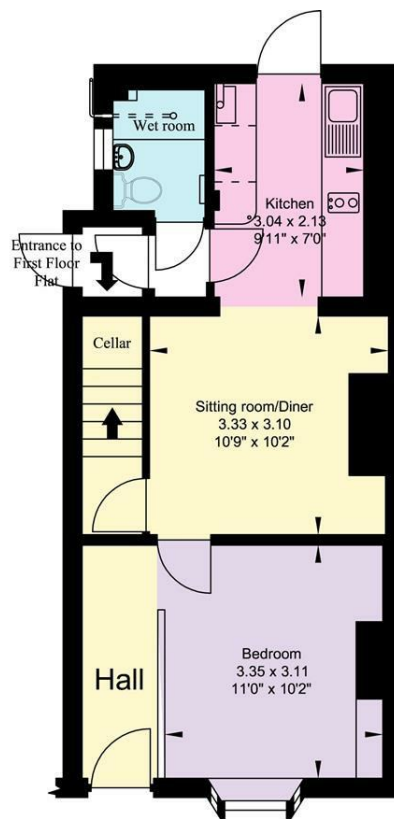
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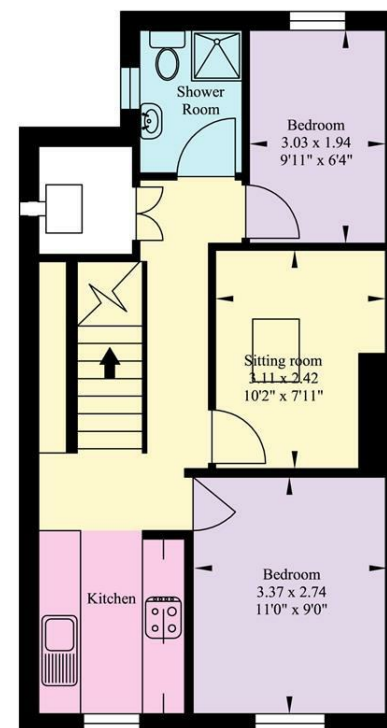
Cellar



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



Ground floor



First floor

Shakespeare Street
Stratford upon Avon

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