



VAUGHANREYNOLDS
ESTATE AGENTS

27 Mansell Street
Stratford-Upon-Avon, CV37 6NR



The Property

Perfectly placed just a few steps from the countless amenities and attractions of central Stratford, 27 Mansell Street offers a rare opportunity to acquire a stylish period home with an enviable location. Fully refurbished throughout to an exceptional standard in 2018 and maintained with great care ever since, the property is presented in immaculate condition and provides a true turn-key solution for both private buyers and investors alike. With a proven track record as a highly successful holiday let, it has attracted repeat guests year after year, generating consistent income and establishing itself as a reliable investment.

The accommodation begins with a welcoming sitting room that flows seamlessly through to a modern ground floor shower room with wall mounted heated towel rail. Here, high-quality tiling, an oversized shower, WC and wash hand basin combine to create a contemporary space. Beyond lies a well-designed breakfast kitchen, thoughtfully fitted with a range of sleek handleless cupboards, granite worktops, and a combination of integrated and free-standing appliances, with ample space for a table and chairs. French doors open directly onto the enclosed courtyard garden, making this an ideal space for entertaining or relaxing.

Upstairs, a central landing leads to two well-proportioned bedrooms, complemented by a useful separate WC. The outdoor courtyard garden is both private and low maintenance, offering room for alfresco dining, with gated access to the rear. The property also has two parking permits for the Private Residents parking area at the back of the property and parking permits at £25 for on street parking.





Combining character, convenience and contemporary finishes, 27 Mansell Street is perfectly suited as a permanent home, a weekend retreat, or a proven investment in one of the country's most sought-after towns.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

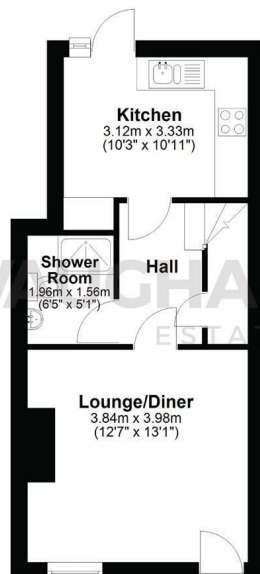
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





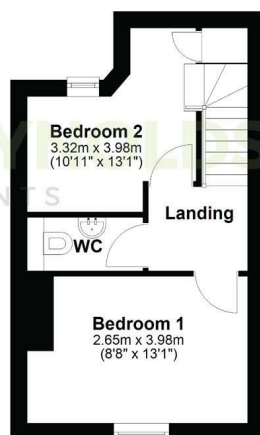
Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



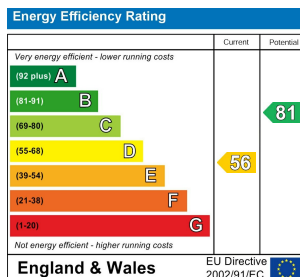
First Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



Total area: approx. 60.4 sq. metres (650.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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