



VAUGHANREYNOLDS
ESTATE AGENTS

25 Shakespeare Street
Stratford-Upon-Avon, CV37 6RN



The Property

Tucked away towards the end of a peaceful no-through road, 25 Shakespeare Street offers the best of both worlds: a quiet residential setting just moments from the historic town centre with its wide choice of shops, restaurants, theatres and cultural attractions.

This attractive two-bedroom semi-detached home has been thoughtfully remodelled and extended by the current owners, blending period character with modern convenience. In recent years it has also served as a highly successful holiday let, attracting repeat visitors and generating a consistent revenue stream, making it a particularly appealing opportunity for both investors and private buyers.

A side entrance opens into a generous open-plan living space where a feature fireplace and front-facing window create a bright and welcoming atmosphere. To the rear lies a stylish breakfast kitchen, well fitted with ample cabinetry and granite worksurfaces, with plenty of room for a dining table and views over the private courtyard garden. Upstairs there are two comfortable bedrooms and a contemporary shower room, offering a practical and well-presented layout.

Outside, the enclosed due west facing courtyard garden provides a low-maintenance retreat with gated side access. Parking is available on the road, with permits available from Warwick District Council at a cost of £25 per annum.





Whether you are seeking a charming home close to all that Stratford-upon-Avon has to offer or an established investment with proven returns, 25 Shakespeare Street is a property that truly delivers.

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.

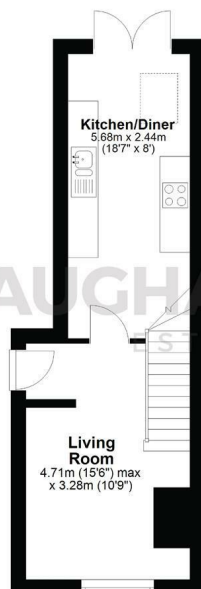
The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International 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. 29.5 sq. metres (317.5 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales	EU Directive 2002/91/EC	

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 Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford Council

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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