



VAUGHANREYNOLDS
ESTATE AGENTS

Laburnum Cottages, Grove Road
Stratford-Upon-Avon, CV37 6PF



The Cottages

Located in the heart of Stratford-upon-Avon town centre, ideally positioned to take advantage of the countless attractions and amenities at hand, this freehold investment opportunity offers a willing buyer the prospect of acquiring a development of six, self-contained, one bedroom homes. Currently let on short term tenancies, this cluster of properties serves as an excellent long term investment and generates a healthy return, with the added advantage of an economy of scale in terms of management costs and time. More information about the current income can be provided upon request.

In brief, the accommodation comprises: four, one bedroom terrace properties, offering a generous open plan living area and modern kitchen fittings, a double bedroom and bathroom to the first floor. There are two purpose built apartments, that afford a generous open plan living room and kitchen, double bedroom and en-suite bathroom.

The properties share an enclosed low maintenance garden, which could be subdivided to provide each property with a private garden if required. There is also a secure garden shed which is currently let to a third party.

- 4 x 1 Bedroom Terrace Houses
- 2 x 1 Bedroom Apartments
- Modern Fittings Throughout
- Enclosed Courtyard Garden
- Multifaceted Investment Opportunity
- Town Centre Location





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.



2 Laburnum Cottages

1 Laburnum Cottages

Ground Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



Total area: approx. 45.8 sq. metres (493.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Ground Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



First Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



Total area: approx. 46.5 sq. metres (500.0 sq. feet)

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3 Laburnum Cottages

Ground Floor

Approx. 23.2 sq. metres (250.1 sq. feet)



First Floor

Approx. 23.2 sq. metres (250.1 sq. feet)



Total area: approx. 46.5 sq. metres (500.3 sq. feet)

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Plan produced using PlanUp.

4 Laburnum Cottages

Ground Floor

Approx. 23.6 sq. metres (253.9 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.9 sq. feet)



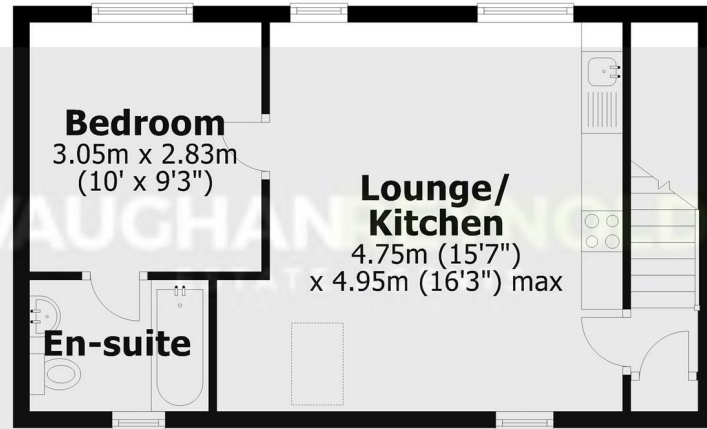
Total area: approx. 47.2 sq. metres (507.8 sq. feet)

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Plan produced using PlanUp.

Floor Plan

5 Laburnum Cottages

Approx. 38.7 sq. metres (417.0 sq. feet)



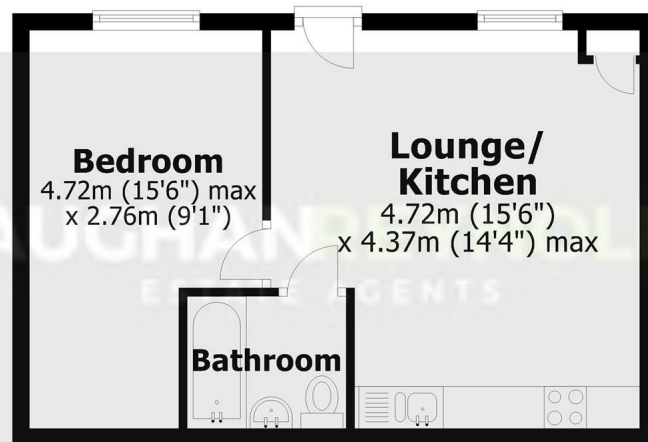
Total area: approx. 38.7 sq. metres (417.0 sq. feet)

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Floor Plan

6 Laburnum Cottages

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 34.1 sq. metres (367.3 sq. feet)

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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

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

Local Authority: Stratford-upon-Avon

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.

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VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk