



The logo for 'edwards' features a stylized house icon with three orange circles above it, followed by the word 'edwards' in a white, lowercase, sans-serif font. An orange horizontal line is positioned below the text.

38 Stretton Guest House  
Stratford, Warwickshire, CV37 6PB



## Description

An extremely well presented Guest house located in a prominent location in the heart of Stratford-upon-Avon, producing an excellent annual income of circa £81,000 (15% yield) and benefiting from views overlooking Firs Gardens which is a pleasant mature park in the centre of town. The guest house features six lettable bedrooms (five with en-suite) which have recently been refitted. The owners accommodation comprises of good sized sitting/dining room, generous kitchen/breakfast room, utility room, bathroom, double bedroom and pretty walled garden. The property has 4 parking places with a further 2 spaces being available to rent.

We have been advised by the current vendors that the guest house has taken approximately £81,000 in the last twelve months.

Stratford upon Avon the historic birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre is nestled within the heart of South Warwickshire countryside, on the banks of the river Avon. Stratford is also a prosperous market town with a wide variety of local and national chain stores, fine restaurants, inns and public and private schools. The most famous school in Stratford is King Edward VI school, which is where William Shakespeare is believed to have studied. It is an all-boys school, and one of the few schools which selects its pupils using the Eleven plus. There is also an all-girls selective school, Stratford-upon-Avon Grammar School for Girls, in Shottery, a short distance out of town.







Like what you see?  
Call us to arrange  
a viewing.

**Tenure**  
Freehold

**Connected Services**  
Mains water, gas, electricity and drainage  
are connected.

**Council Tax**  
Band -

**Important Notice**

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither edwards nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of edwards have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.

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# AWAITING FLOOR PLAN

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England & Wales

EU Directive 2002/91/EC

