



Lea Close ,
Alcester, B49 6AP

Jeremy
McGinn & Co

Offers In The Region Of £240,000



Presented in excellent condition and ready to move-in to, a SEMI-DETACHED BUNGALOW within a short walk of the High Street although having several everyday amenities much closer by.

Offered For Sale with NO UPWARD CHAIN, this tidy Bungalow has its own FRONT AND REAR GARDENS and a DETACHED GARAGE along with a driveway providing parking for two vehicles.

Internally the bright and modern accommodation, which benefits from uPVC Double glazing and Gas central heating, comprises of a Reception Hall, a good size Living room with wood-effect floor, a fitted Kitchen in white with complimentary work-surfaces, a modern Bathroom, with bath and shower over, and TWO BEDROOMS , one of which has fitted wardrobes and sliding doors over-looking the rear garden.

The rear Garden is fully enclosed and mainly laid to lawn with a paved patio and some attractive flowering shrubs to the edges.

The GARAGE sits in the back Garden and is also accessed from the driveway.





Tax Band: B

Council: Stratford

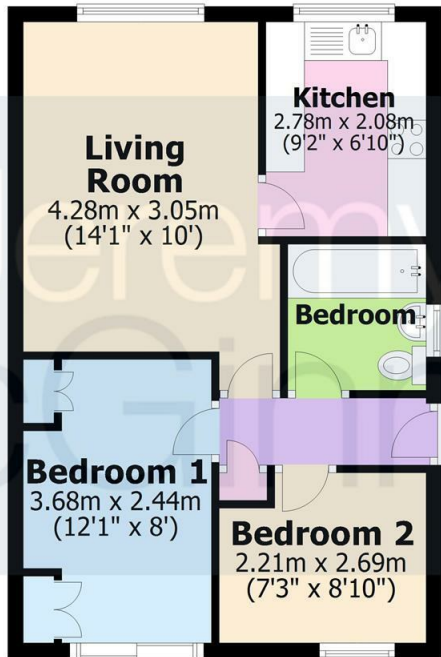
Tenure: Freehold

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.

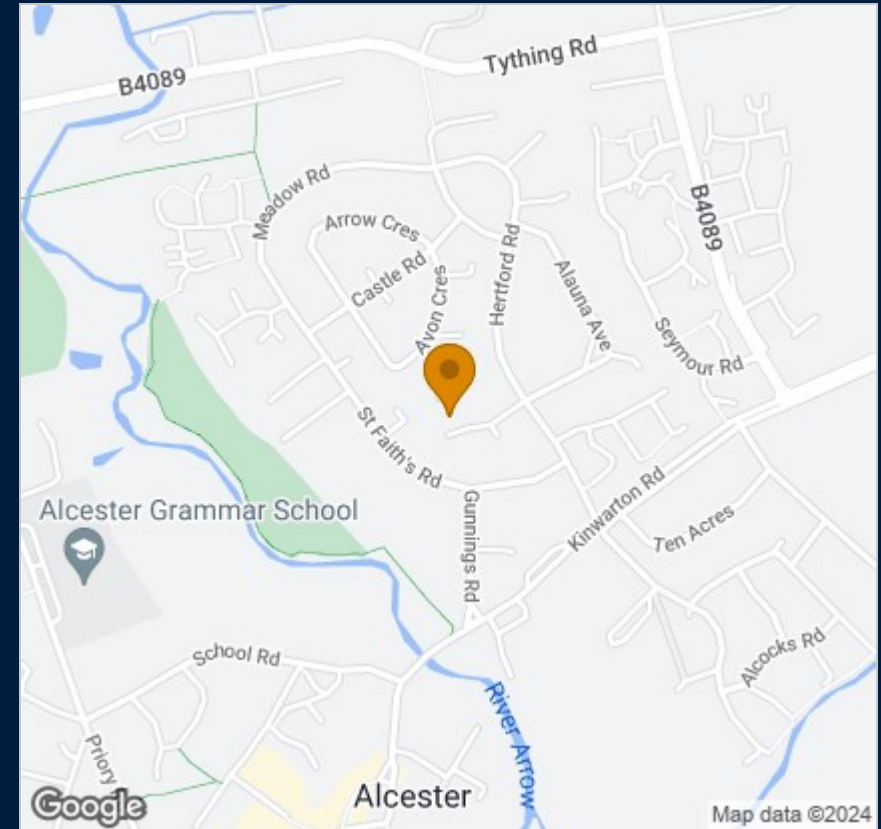
Floor Plan

Floor Plan



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.

Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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