





Property Description

Set within the sought-after Rayford Park development on Avon Estates, this stylish two-bedroom holiday home offers the perfect riverside retreat. Located just off Tiddington Road, it provides a peaceful escape with easy access to the historic charm of Stratford-upon-Avon and surrounding countryside.

This is an ideal holiday base in a peaceful, well-kept park with a welcoming community atmosphere.

Open Plan Lounge/Kitchen

17' 1" x 11' 1" (5.21m x 3.38m)

Lounge: Double glazed window to front elevation with views overlooking fields. Four double glazed windows to side elevation. Wall mounted radiator. Electric fireplace.

Kitchen: Open plan with lounge. Stainless steel sink and drainer. Integrated fridge/freezer. Laminated flooring and work surfaces with complimentary upstand. Has hob and oven with built-in extractor fan. Space for dining table.

Bedroom One

9' 1" x 8' 1" (2.77m x 2.46m)

Double glazed window. Wall mounted radiator. Fitted wardrobes and desk. Measurements listed are up to the wardrobe.

En-Suite

Low level W/C. Wash hand basin. Laminate flooring. Double glazed window.

Bedroom Two

9' 1" x 6' 1" (2.77m x 1.85m)

Fits two single beds. Wall mounted radiator. Double glazed window. Built-in wardrobe.

Bathroom

Low level W/C. Wash hand basin. Chrome heated towel rail. Laminated flooring. Double glazed window to side elevation. Shower cubicle.

Garden

Outside decking & patio with storage shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/STR108255

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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