



Elm Place, Stratford-Upon-Avon, CV37 8FY

Offers in excess of £240,000



This exceptional opportunity serves as an ideal first-time purchase or investment. The property features two double bedrooms and comprises an entrance hallway, with stairs ascending to the first floor, a spacious lounge area, and a kitchen/diner that provides access to the rear garden. It also includes a downstairs WC and a practical cupboard space. On the upper level, there are two double bedrooms, along with a bathroom. The exterior boasts a lawned garden complete with a patio area, fence panels, and a gate for side access. Furthermore, there are two designated parking spaces located at the side of the property.

Meon Vale is an attractive development, situated just under 7 miles from Stratford-upon-Avon. It has a local sports centre, village hall and primary school, convenience store, community parkland and fibre optic broadband. The nearby small Warwickshire village of Long Marston has its own shop/Post Office, Inn and Church. It is also well placed for Stratford upon Avon to the north and the Cotswold villages to the south.



**Entrance hallway****Living Room**

12'9" x 9'5" (3.89 x 2.88)

**W/C**

4'7" x 4'11" (1.42 x 1.52)

**Kitchen/Diner**

8'6" x 12'7" (2.60 x 3.84)

**Landing****Bedroom One**

10'9" x 12'7" (3.30 x 3.84)

**Bedroom Two**

8'10" x 12'7" (2.70 x 3.86)

**Bathroom**

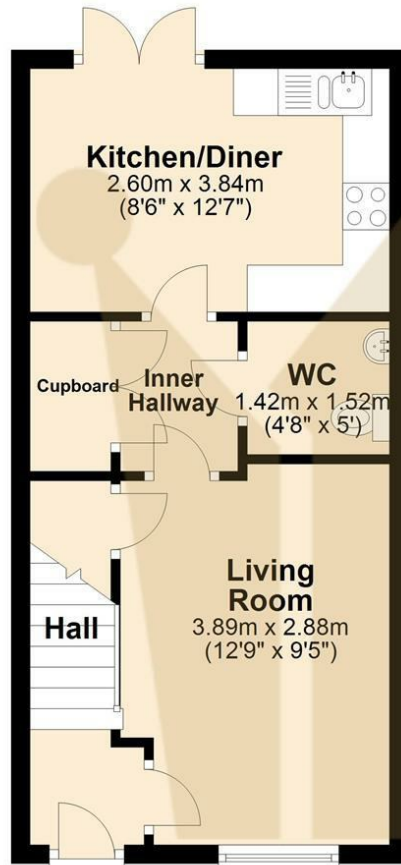
6'3" x 5'6" (1.93 x 1.70)





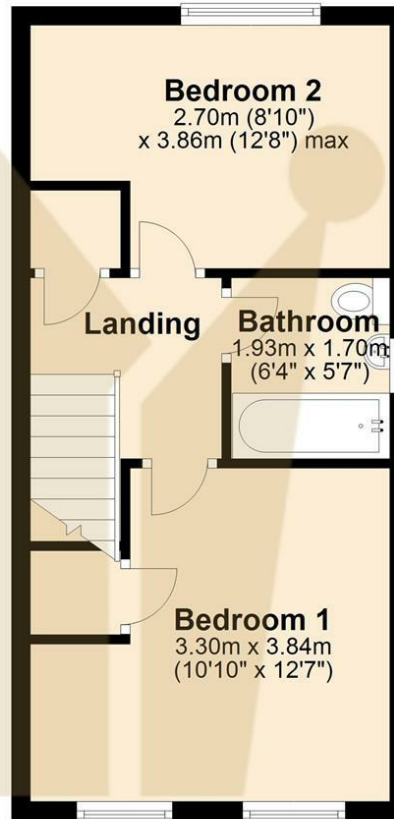
### Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)

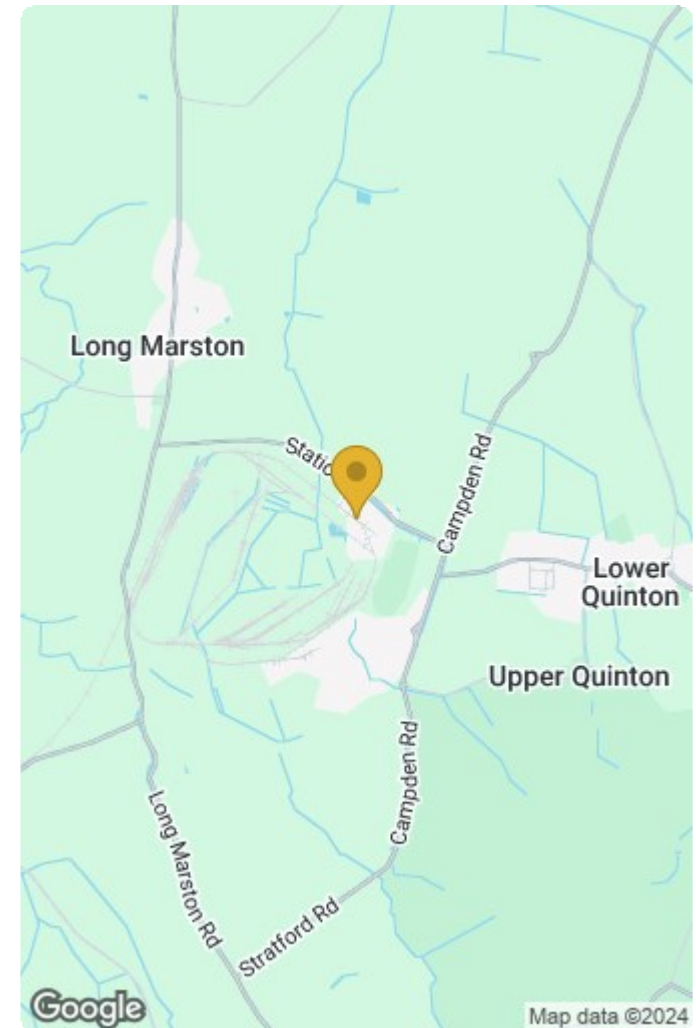


### First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	
(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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	