



**Binton Road, Stratford-Upon-Avon, CV37 8PW**

**Guide price £52,000**

  
**KING**  
HOMES

This well-presented two-bedroom holiday home is located on Avonside Park in the desirable riverside village of Welford on Avon. It features an open-plan kitchen/diner, a bright living room with triple aspect windows and double doors to the garden, two bedrooms with fitted wardrobes, and a bathroom with both bath and shower. Outside offers a private decking area, a large mature lawned garden, and parking for two cars. Available with no onward chain. For aged 55 and over. \*No Pets Allowed\*



Delightful 2-Bedroom Holiday Home in the Picturesque Village of Welford on Avon

Set within the peaceful and scenic Avonside Park, in the sought-after riverside village of Welford on Avon, this charming two-bedroom holiday home offers a tranquil escape with lovely surroundings.

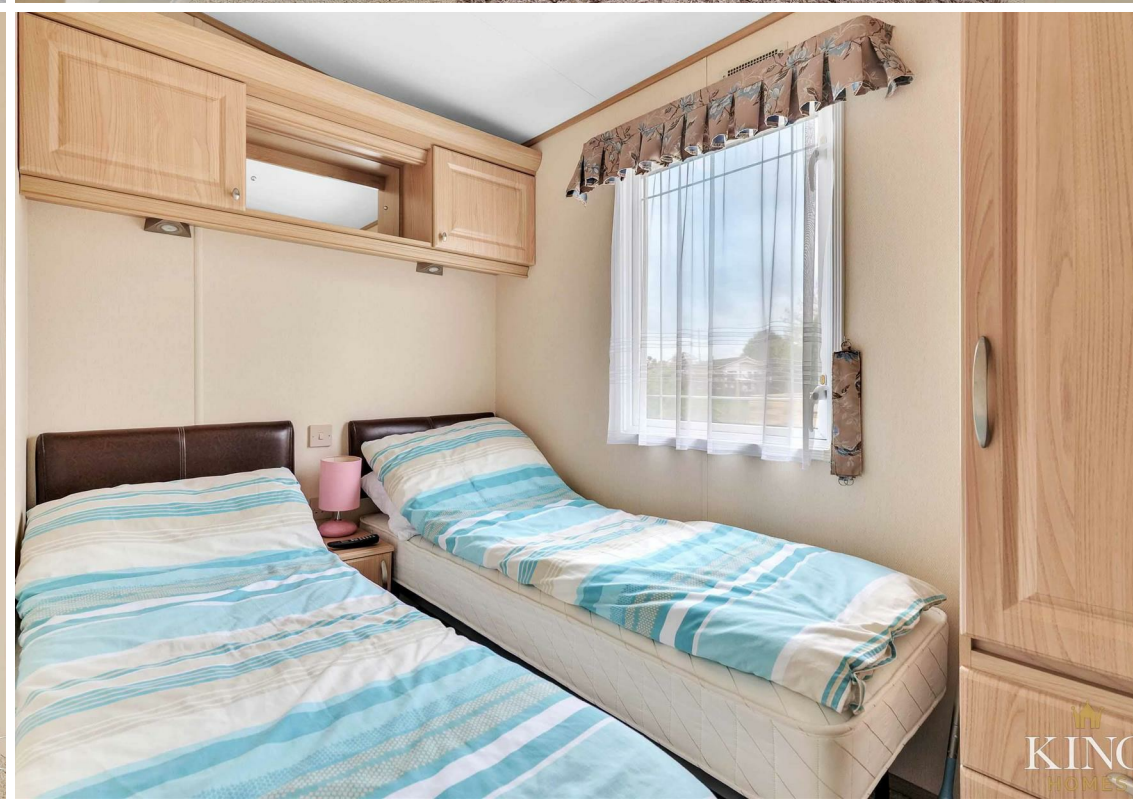
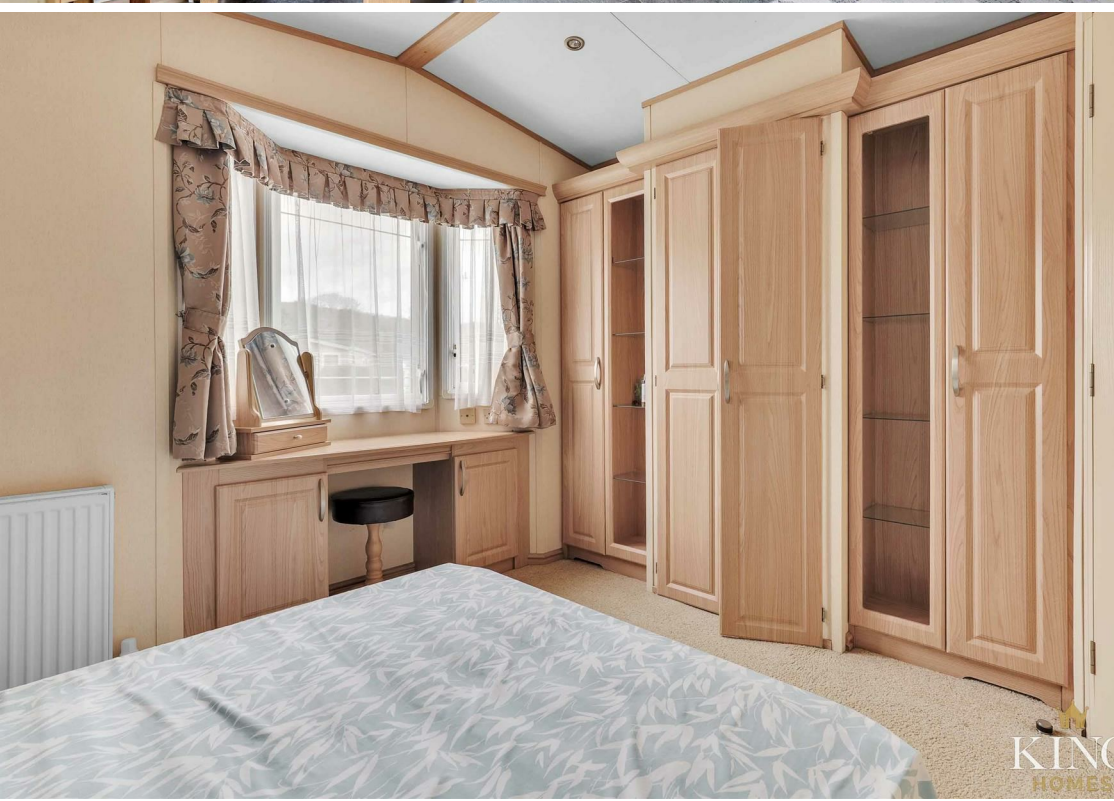
The well-presented accommodation features an open-plan kitchen and dining area, a light-filled living room with triple aspect windows, and double doors opening onto the garden. There are two bedrooms, both with fitted wardrobes, and a bathroom complete with bath, shower, W.C., and wash basin.

Outside, the property enjoys a private decking area, a generous mature lawned garden, and parking for two cars to the front. Offered with no onward chain, this home is ready to move into immediately.

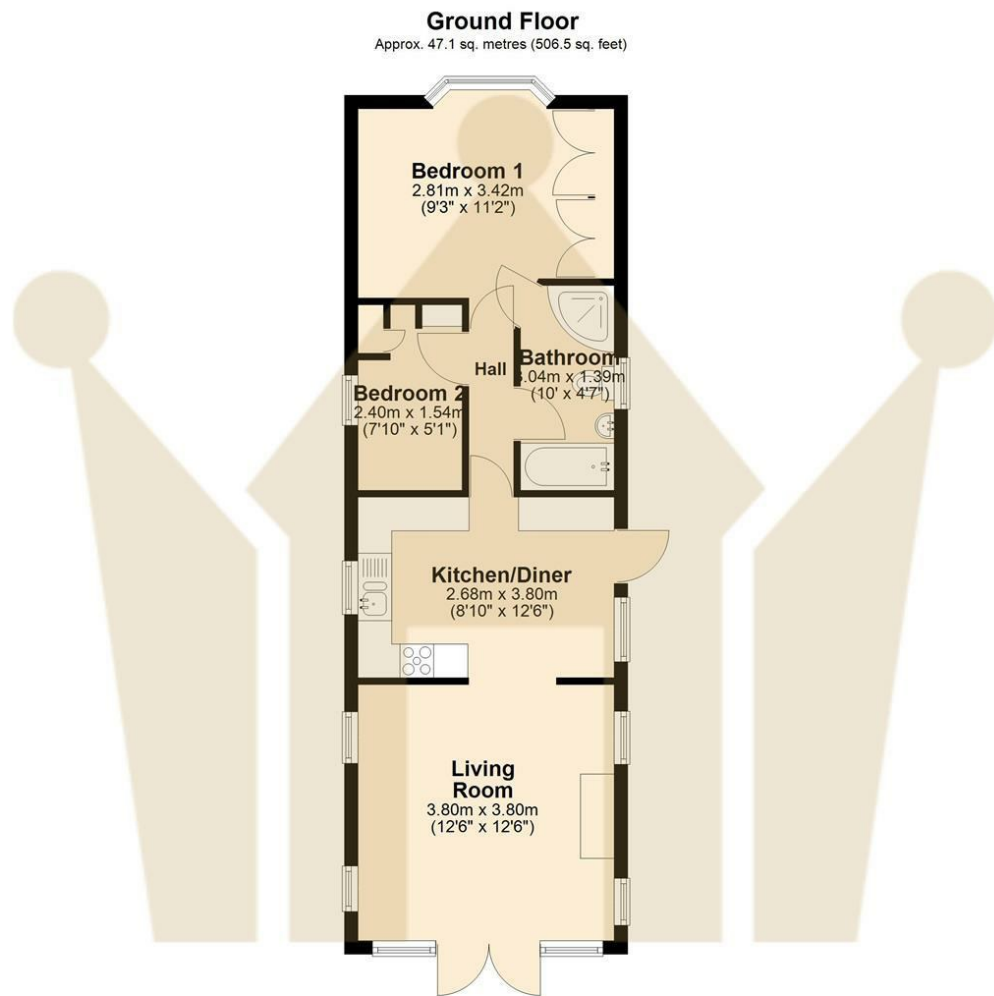
Site fees: £3,300 per year  
Occupancy: 11 months of the year  
Over 55's

Location Avonside Park is on the banks of the River Avon and is situated in the village of Welford-on-Avon. Approximately four miles south-west from the larger town of Stratford-Upon-Avon. Having a lovely family pub nearby which is The Four Alls pub and a Marina.The village includes a village shop and post office, a village hall, another two family pubs The Bell Inn and the Shakespeare Inn, a bowling club and a golf club. Welford also has several bus services.

Living Room	12'5" x 12'5" (3.80m x 3.80m)
Kitchen/Diner	8'9" x 12'5" (2.68m x 3.80m)
Hall	
Bedroom 1	9'2" x 11'2" (2.81m x 3.42m)
Bedroom 2	7'10" x 5'0" (2.40m x 1.54m)
Bathroom	9'11" x 4'6" (3.04m x 1.39m)







Total area: approx. 47.1 sq. metres (506.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	