



Binton Road, Welford On Avon, CV37 8PW

Guide price £50,000



Situated within the peaceful and well-kept Avonside Park in the desirable riverside village of Welford on Avon, this delightful two-bedroom holiday home offers a comfortable and low-maintenance retreat, ideal for those seeking tranquillity in a picturesque setting.



The well-laid-out accommodation features an open-plan kitchen and lounge area, providing a bright and sociable space to relax and unwind. Recently updated with a new boiler and replacement radiators throughout, and newly installed decking, the property is ready to enjoy immediately.

Externally, the home benefits from a private decking area—perfect for outdoor seating—as well as gravelled pathways, planted beds, and a small pond. There is off-road parking for two cars at the front. Offered with no onward chain.

Site fees: £3,500 per year

Occupancy: 11 months of the year

For owners aged 55 and over

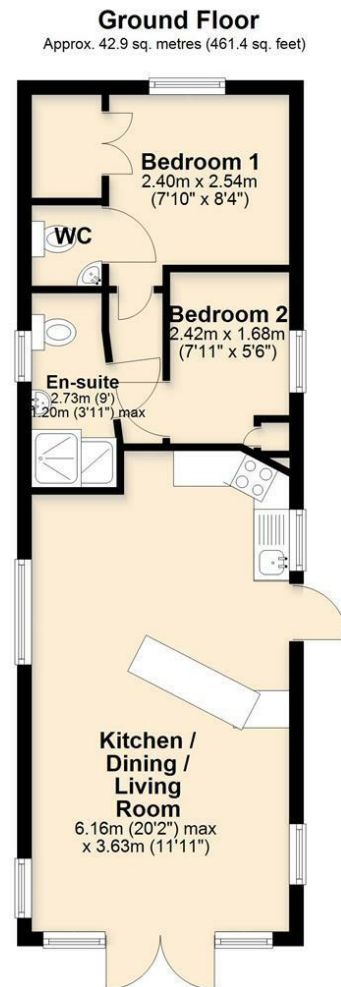
No pets allowed

Location
Avonside Park sits on the banks of the River Avon in the scenic village of Welford on Avon, just four miles south-west of Stratford-upon-Avon. The village boasts a variety of amenities including a local shop and post office, village hall, three welcoming pubs (The Four Alls, The Bell Inn, and The Shakespeare Inn), a bowling club, and a golf club. The area also benefits from regular bus services and a nearby marina, making it an excellent location for a relaxed yet connected lifestyle.

Lounge / Kitchen / Diner	22'1" x 11'10" (6.75m x 3.61m)
Bedroom One	7'11" x 7'8" (2.43m x 2.36m)
Bedroom Two	8'0" x 5'6" (2.44m x 1.69m)
Shower Room	7'6" x 3'9" (2.30m x 1.15m)
WC	
Walk-in Wardrobe	







Total area: approx. 42.9 sq. metres (461.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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