

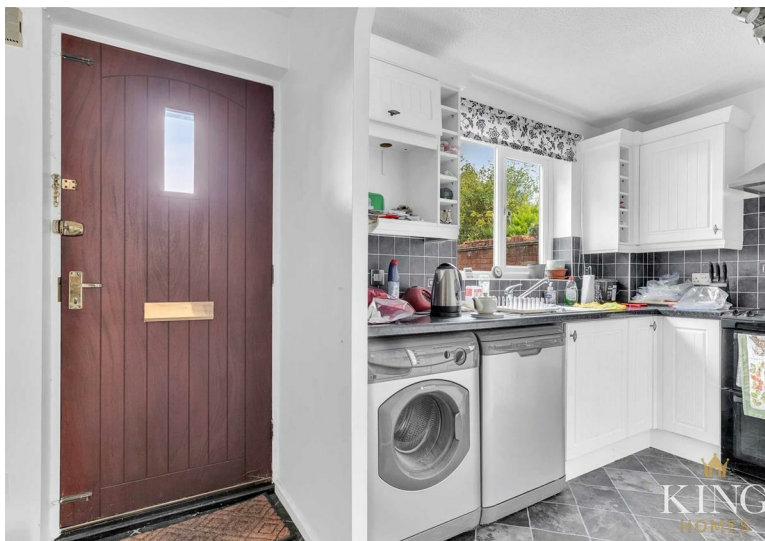


Holland Meadow, Welford On Avon, CV37 8JD

Price £185,500

KING
HOMES

Being sold with 70% Shared Ownership. This generously sized end-of-terrace home is situated in the sought-after village of Welford on Avon. The property features a driveway that provides off-street parking for two vehicles, leading to the entrance that opens into a well-equipped kitchen. From there, you enter the lounge diner, which has access to the garden area, and stairs that ascend to the first floor, where you will find two bedrooms and a bathroom. The exterior features a low-maintenance rear garden primarily consisting of a lawn, bordered by shrubs. It includes a shed and a decking area ideal for outdoor dining, along with a side gate that provides access to the front of the property.



Ground Floor

Hall

Kitchen 7'11" x 9'0" (2.42m x 2.75m)

Lounge/Dining Room 16'5" x 12'11" (5.02 x 3.95)

First Floor

Bedroom One 11'9" x 9'10" (3.59m x 3.02m)

Bedroom Two 10'8" x 7'9" (3.26m x 2.38m)

Bathroom 7'8" x 4'10" (2.35m x 1.48m)

Leasehold information

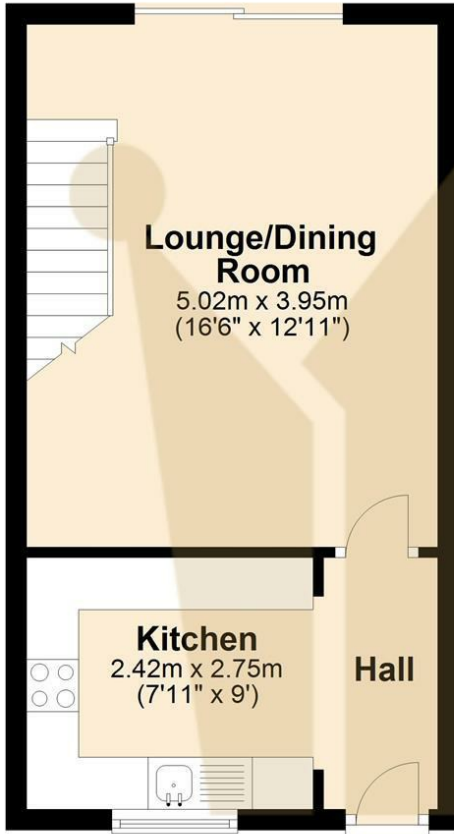
We have been advised the property is leasehold with 87 years remaining and is being sold with 70% share. The rent is £2430.53 PA which is currently being paid monthly at £202.54. This should be checked with your solicitor.





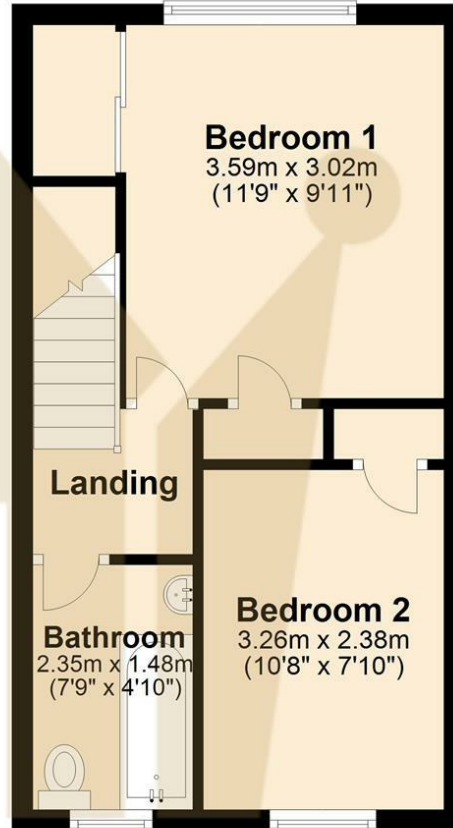
Ground Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	