

# 35 Hays Meadow, Stratford-Upon-Avon Offers Over £325,000

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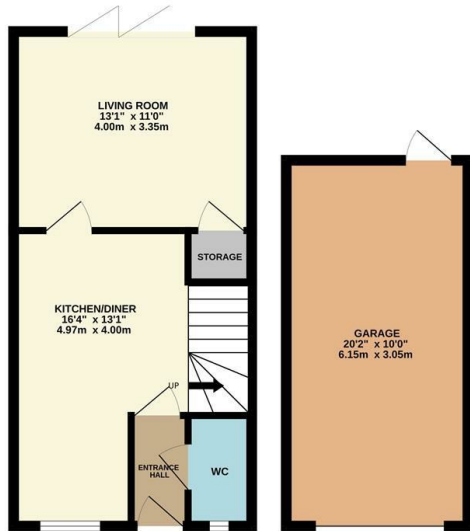


A beautifully presented, two bedroom, two bathroom property, located in the sought after village of Ettington. Built by Spiifire Homes in 2019 and finished to an exacting standard, this outstanding home briefly comprises: entrance hall, downstairs WC, kitchen/diner with quartz worktops and NEFF appliances. The living room leads on from the kitchen and boasts large bifold doors allowing plenty of natural light; there is also a useful storage cupboard. Upstairs are two double bedrooms, one of which is ensuite, with both bathrooms fitted with Villeroy & Boch fittings and Porcelanosa tiling. The bedrooms also benefit from fitted wardrobes. Outside to the rear, is a pleasant private garden with a pedestrian entrance to the garage. To the front, the garage can be accessed by its main electric entrance, in front of which there are two parking spaces.

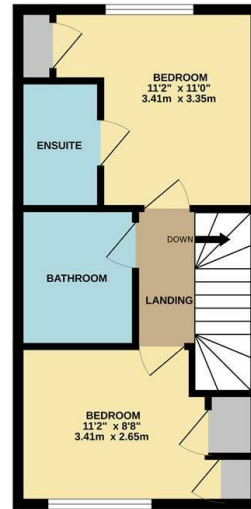
It should be noted that the property is fitted with an efficient and economical Mitsubishi ASHP air source heating system and under floor heating throughout the ground floor. Upstairs are radiators, heated by the same system. Ettington is a highly regarded village with a thriving community including a pub, store, church and a primary school rated 'good' by OFSTED. The village is located with excellent transport links and serviced with high speed broadband. Still with approximately 5 years left on the NHBC builder warranty, we are expecting a high amount of interest, therefore it is recommended that you book your own viewing with us today, to avoid disappointment.

Council Tax - Band - C - £1,919 per year  
Service charge for development upkeep - £433 per year

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



PLEASE NOTE PROXIMITY OF GARAGE TO HOUSE IS NOT TO SCALE

TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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