

FOR SALE



Avon Close, Ettington, Stratford-upon-Avon
£425,000


MARTIN&CO

Avon Close, Ettington

£425,000

- Three bedrooms
- Spacious living dining room
- Downstairs cloakroom
- Heated garden room
- Garage and off road parking
- Recently refurbished throughout
- Cul-de-sac location
- Ideal for family's first time buyers or downsizers

This well presented, three bedroom semi detached house is located in a quiet cul-de-sac in the popular village of Ettington. The property has undergone extensive refurbishment by the current owners, and the work includes a complete re-wire, new windows and doors throughout, new kitchen and bathroom, new flooring along with redecoration throughout. In the rear garden there is a fantastic, heated garden room with many flexible options for use. This property would be ideal for a family, first time buyers or even someone seeking to downsize.



ENTRANCE PORCH 4' 5" x 3' 7" (1.35m x 1.09m)

HALL 11' 11" x 7' 7" (3.63m x 2.31m)

KITCHEN 12' 0" x 8' 11" (3.66m x 2.72m)

LIVING DINING ROOM 16' 10" x 14' 0" (5.13m x 4.27m)

CLOAKROOM WC 5' 3" x 2' 5" (1.6m x 0.74m)

LANDING 10' 4" x 2' 5" (3.15m x 0.74m)

BEDROOM 11' 2" x 10' 8" (3.4m x 3.25m)

BEDROOM 12' 9" x 9' 7" (3.89m x 2.92m)

BEDROOM 9' 9" x 6' 11" (2.97m x 2.11m)

BATHROOM 5' 7" x 5' 5" (1.7m x 1.65m)

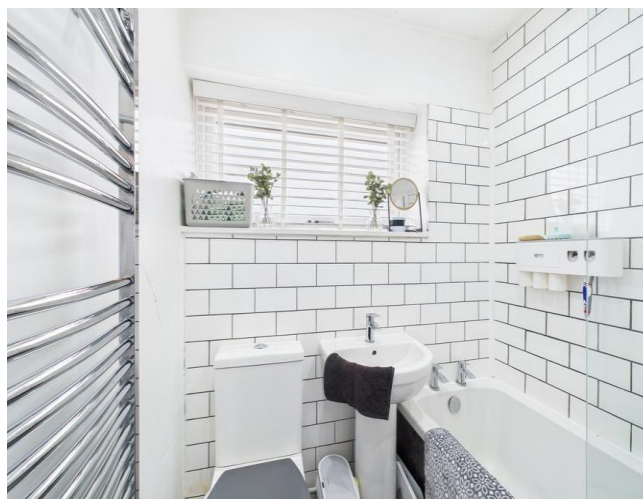
GARAGE 19' 7" x 8' 4" (5.97m x 2.54m)

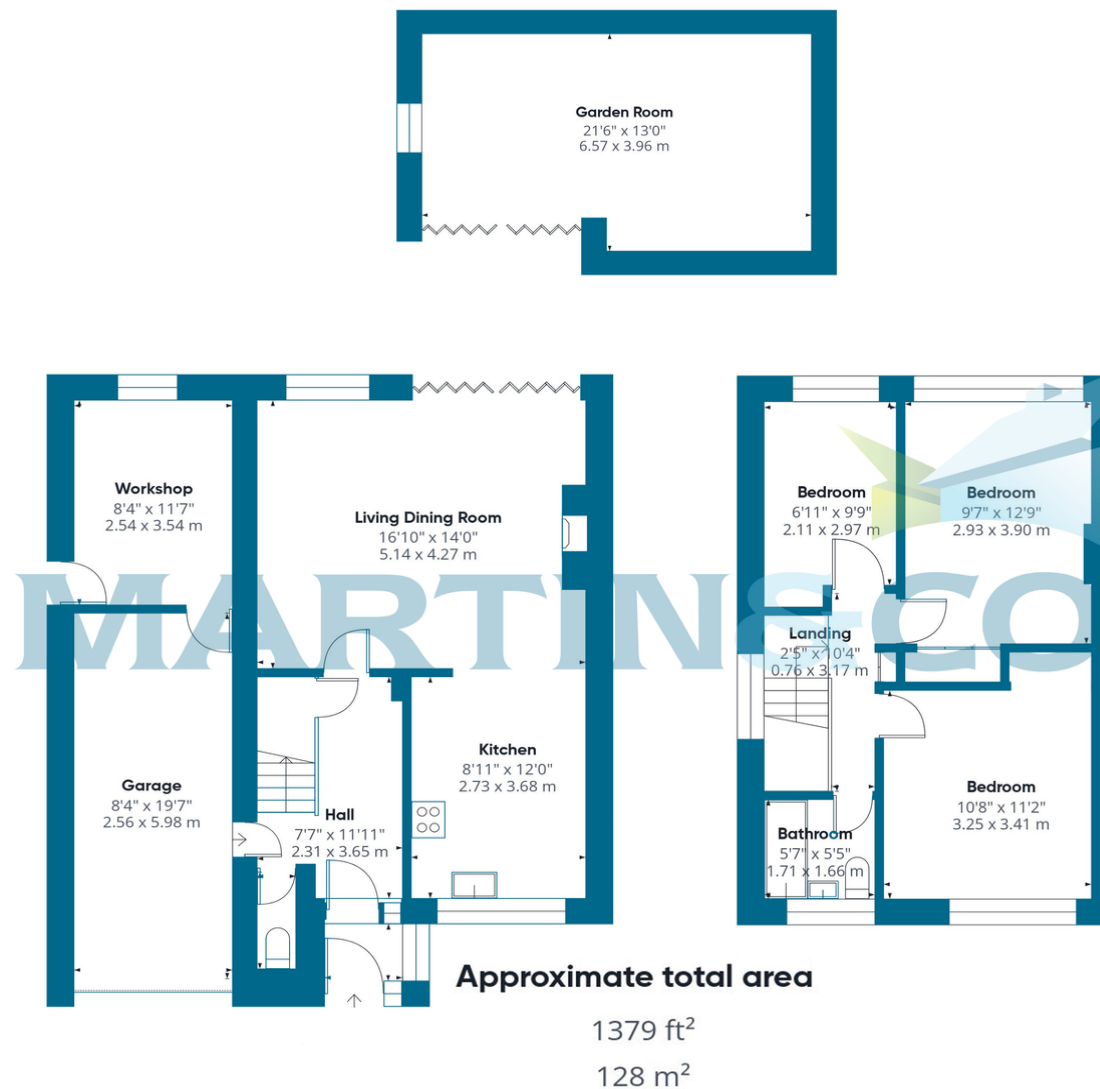
WORKSHOP 11' 7" x 8' 4" (3.53m x 2.54m)

GARDEN ROOM 21' 6" x 13' 0" (6.55m x 3.96m)



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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