





# FOR STARTERS



OFFERS IN EXCESS OF  
£475,000

## MAIN COURSE

Nestled in a quiet cul-de-sac within the highly desirable Welford upon Avon, this detached two-double bedroom bungalow boasts a substantial plot brimming with potential.

Perfect for those looking to create their dream home, the property has historic planning permission (Expired 2023) for an extension and loft conversion, offering a unique opportunity to expand and adapt to your own specifications.

Upon entering through a glazed porch, you are greeted by a spacious entrance hallway that sets the tone for the generous proportions found throughout the home.

The large dining kitchen features ample space for cooking and entertaining. The kitchen area is fitted with oak effect units and has an integrated oven and hob with space for other appliances.

The dining area gives direct access to the garden and a handy inner hallway, from which you can access the double garage and the front of the property.

The inviting reception room, has large windows and patio doors overlooking the rear garden, creating a lovely light and bright living space. There is a focal fireplace and an archway leading back into the entrance hall, giving a lovely sense of space.

Both well-sized double bedrooms are located off an inner lobby which also gives access to the bathroom with WC and an adjacent separate WC.

Outside, the property excels with a double garage and a driveway capable of accommodating several vehicles. The large rear garden is not overlooked and it presents a great opportunity for gardening enthusiasts or those looking for a private outside space.

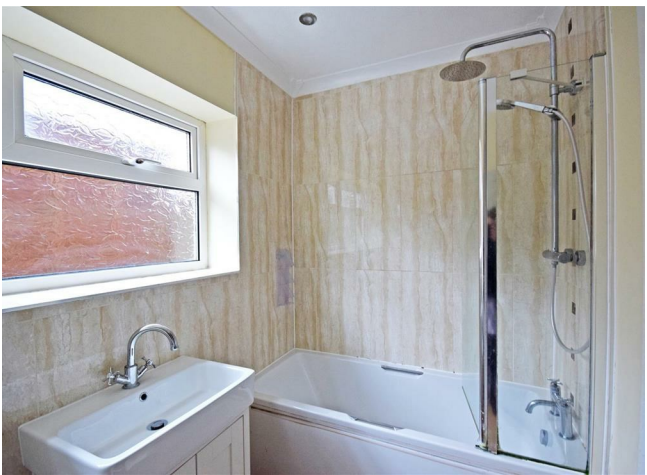




This bungalow is a rare find, offering fantastic potential in a sought after location, ideal for anyone looking to create their perfect home in Welford upon Avon.

Property Dimensions:  
Entrance Hall = 2.97m x 3.91m (9'9" x 12'6")  
Kitchen = 2.74m x 3.71m (9'0" x 12'2")  
Dining Area = 4.72m x 1.07m to 3.35m (15'6" x 3'6" to 11'0") tapered  
Inner Hallway = 5.59m x 0.91m (18'4" x 3'0")  
Reception Room = 5.87m x 4.22m (19'3" x 13'10")  
Inner Lobby = 2.77m x 1.98m (9'1" x 6'6")  
Bed 1 = 3.43m x 3.78m (11'3" x 12'5")  
Bed 2 = 4.06m x 3.78m (13'4" x 12'5")  
Bathroom + WC = 2.46m x 1.70m (8'1" x 5'7")  
Separate WC = 0.86m x 1.70m (2'10" x 5'7")  
Total square feet = 1090sq.ft

Garage (18'0" x 15'0") = 270sq.ft



# KEY INGREDIENTS

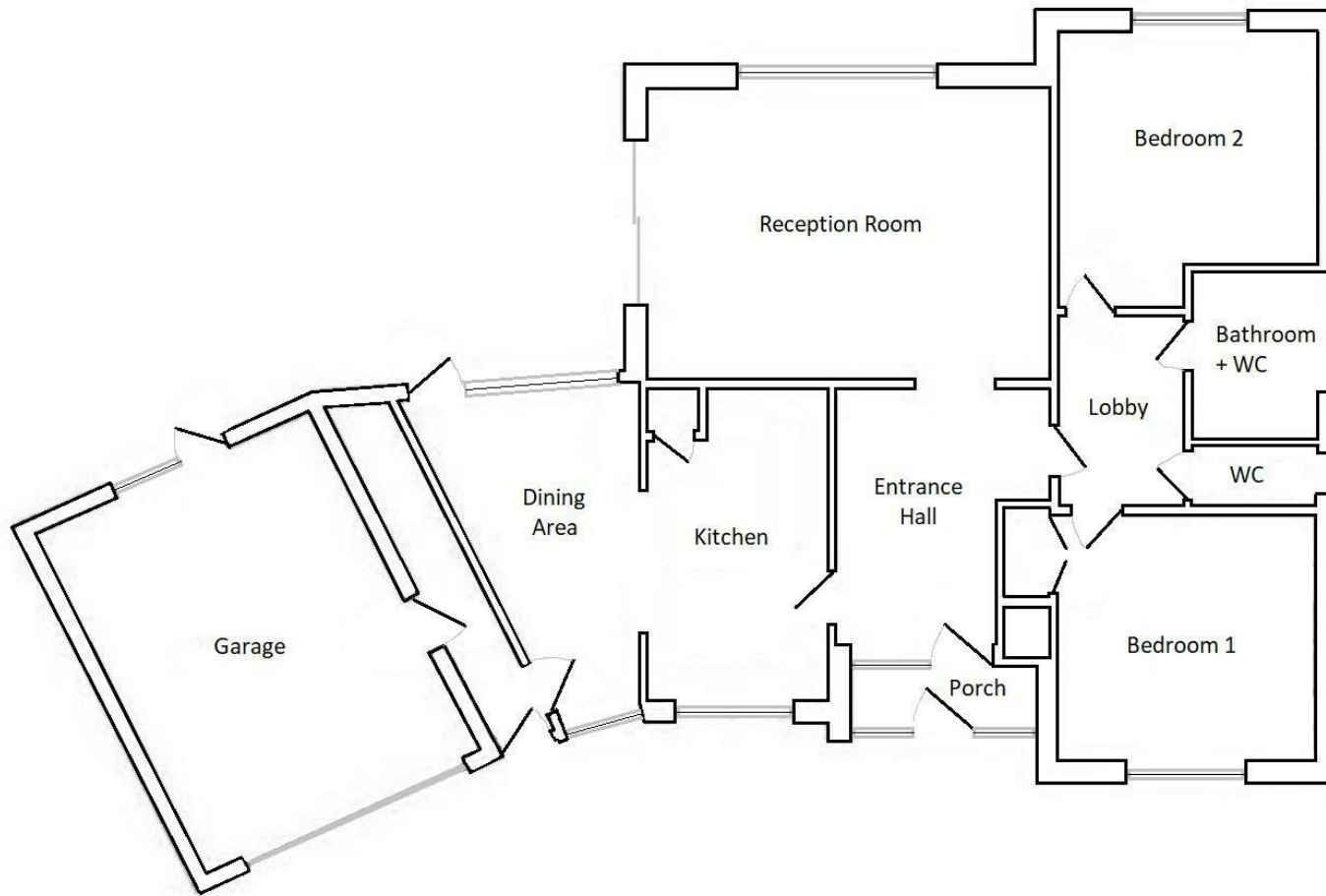
- Tenure: Freehold
- Council Tax: Band - E
- EPC: Band - D
- North West
- Mains Services: Electric & Water
- Heating System: LPG Gas

Welford Primary School

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