



**Welford Park , Barton Road**  
Welford on Avon, CV37 8EY

Jeremy  
McGinn & Co

# Available at Asking Price £194,000



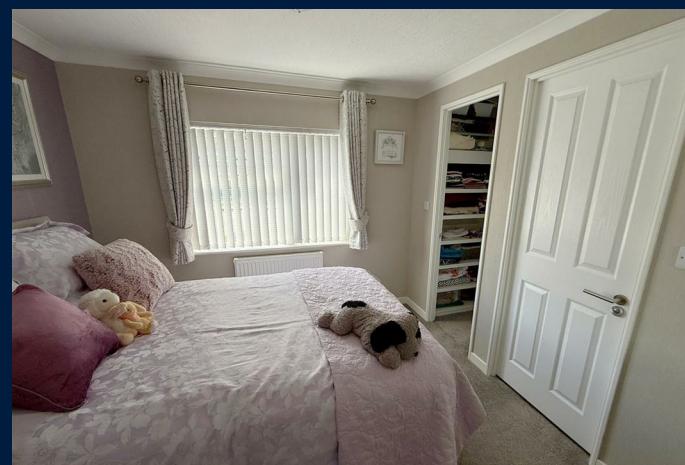
This property comprises a beautifully presented luxury park home built by premium manufacturer Omar to their popular Regency design (45' x 20').

Being of very generous proportion the property offers well appointed and stylish living space with central heating and uPVC double glazing - Hallway, Study, Full Width Living Room, Dining Room, Fitted Kitchen with integrated oven, hob, extractor, dishwasher & fridge/freezer, Utility Room with integrated automatic washing machine, Principle Bedroom with Walk-In Wardrobe & Ensuite Shower Room, Guest Bedroom with Fitted Wardrobes & Bathroom.

There is a large deck providing plenty of outside dining space whilst to the rear there is a private garden laid with high quality artificial grass for ease of maintenance. The property benefits from a 2 car driveway.

Welford Park is situated off Barton Road in the sought after village of Welford on Avon and is within walking distance of excellent village amenities including 3 pubs, school, general store and even a golf course. The property is offered for sale inclusive of the majority of the furniture.

The property is subject to an annual site fee in the region of £2500.00





**Tax Band:** A  
**Council:** Stratford on Avon District Council

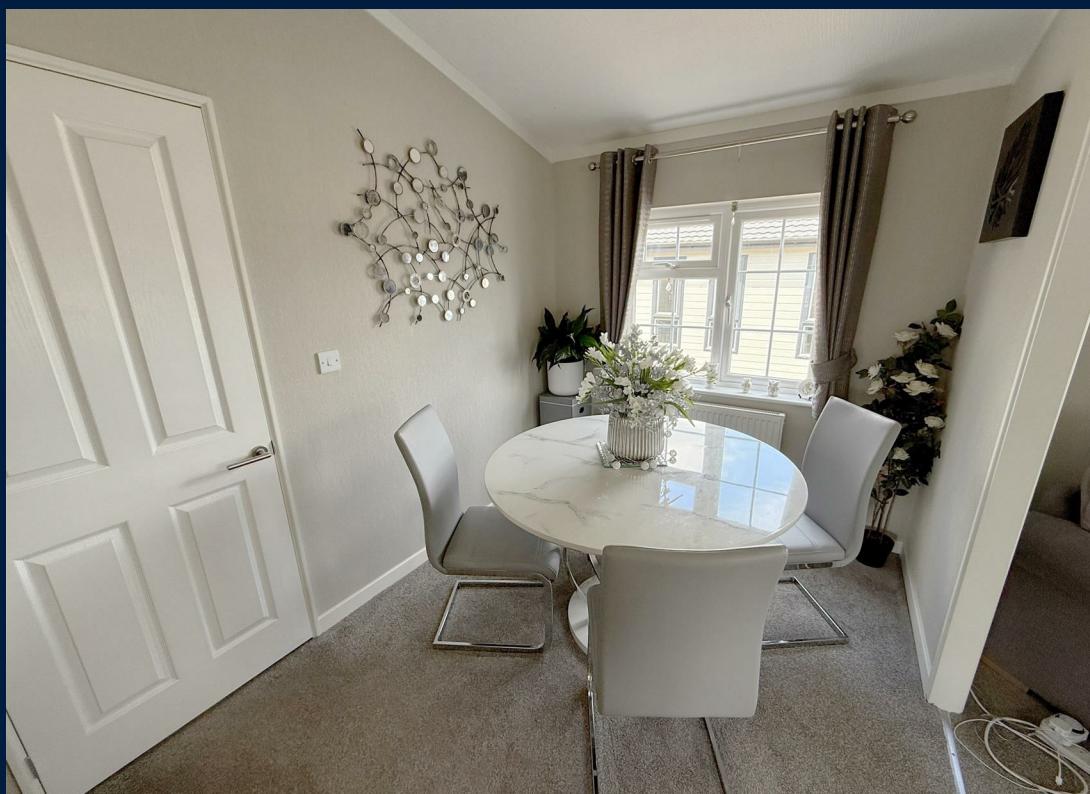


**Tenure:** Leasehold

Money Laundering Regulations – Identification Checks

In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.



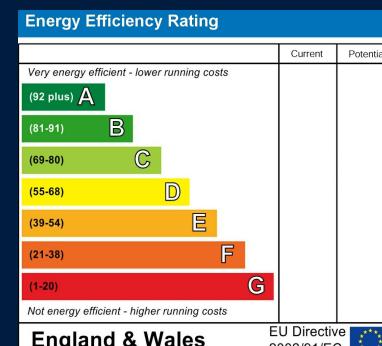
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.