



Jeremy
McGinn & Co

Headland Rise | Welford on Avon | Stratford upon Avon | CV37 8ET

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On the Ground Floor: Reception Hall | Lounge | Dining Room | Fitted Kitchen | Bathroom

On the First Floor: Three Bedrooms

Outside: Driveway with Fore Garden | Rear Garden

Situated in the heart of beautiful Welford on Avon this property is easily accessible to the excellent local amenities within the village including a good local store & butchers, 3 pubs and of course a highly regarded local school. This particular property has been subject to extensive modernisation and extension and now provides generous living space with a long private drive to the front and enclosed gardens to the rear.

- Accommodation benefits from electric central heating & UPVC double glazing.
- Having been extended the ground floor accommodation offers reception hall leading into a lounge with log burner & separate dining room.
- The fitted kitchen includes double oven, ceramic hob with extractor hood over, dishwasher & fridge freezer. There is also a ground floor bathroom & utility room.
- Upstairs there are three good sized bedrooms.
- The property stands behind a deep fore garden with private driveway & enclosed mainly lawned garden to the rear.



- **Lounge**
16' 10" x 11' 6" max (5.13m x 3.50m)
- **Dining Room**
11' 8" x 9' 10" (3.55m x 2.99m)
- **Fitted Kitchen**
10' 5" x 12' 4" (3.17m x 3.76m)
- **Utility Room**
5' 6" x 5' 6" (1.68m x 1.68m)
- **Bathroom**
8' 6" x 5' 1" (2.59m x 1.55m)
- **Bedroom One**
9' 5" x 12' 7" (2.87m x 3.83m)
- **Bedroom Two**
10' 7" x 11' 3" (3.22m x 3.43m)
- **Bedroom Three**
7' 1" x 11' 6" (2.16m x 3.50m)



Services:

We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

Tenure:

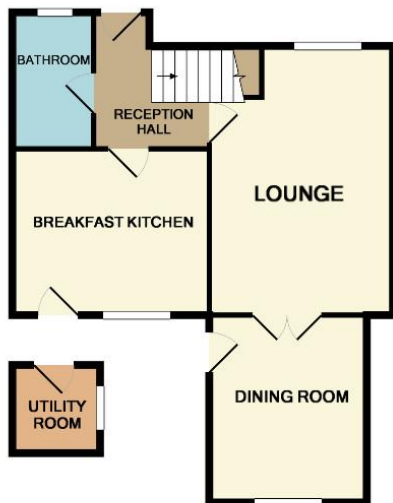
We understand that the property is Freehold. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

Local Authority:

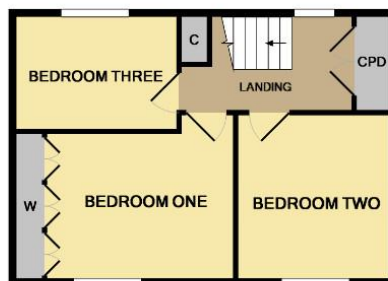
Stratford on Avon DC – Council Tax Band C



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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Certificate



Headland Rise, Welford on Avon, STRATFORD-UPON-AVON, CV37 8ET

Dwelling type: Mid-terrace house
Date of assessment: 26 June 2018
Reference number: RdSAP, existing dwelling
Type of assessment: 91 m²
Total floor area: 91 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

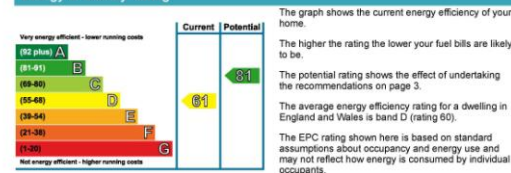
Estimated energy costs of dwelling for 3 years:	£ 3,294
Over 3 years you could save	£ 891

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 204 over 3 years	
Heating	£ 2,247 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 723 over 3 years	£ 363 over 3 years	
Totals	£ 3,294	£ 2,403	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 138
2 Party wall insulation	£300 - £600	£ 108
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 186

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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