



44 Chatham Road, Meon Vale, Stratford-Upon-Avon, CV37 8WG

- Two double bedroom end of terrace
- Kitchen
- Living / dining room
- Cloakroom and family bathroom
- Driveway parking
- Rear garden
- Local amenities within walking distance
- Walk/cycle to Stratford via The Greenway



£242,500

Two bedroom end of terrace with parking for a number of cars and a larger garden. Living/dining room. Fitted kitchen and cloakroom. On the first floor there are two double bedrooms and a family bathroom. Being end of terrace, there is a driveway to the side of the house with parking for several cars, which also means the garden is wider giving extra space.

MEON VALE

Meon Vale has a range of amenities including Londis supermarket, leisure centre & sports pitches, community centre, coffee shop, playground, and an academy school all within walking distance. The Greenway is a 5-mile traffic-free path for walking, cycling, and horse riding, built on a former railway line which takes you from Meon Vale to Stratford upon Avon.

ACCOMMODATION

The front door opens into the hallway with stairs to the first floor. Cloakroom with w/c and hand basin. Modern fitted kitchen with integrated oven, hob and dishwasher. The living/dining room has French doors out to the rear garden. On the first floor there are two double bedrooms, both with wardrobes and a family bathroom. Outside there is driveway parking to the side of the house with space for several cars. A gate from the driveway gives rear access to the garden which is larger than most. The garden is mainly laid to lawn with patio area and a shed.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

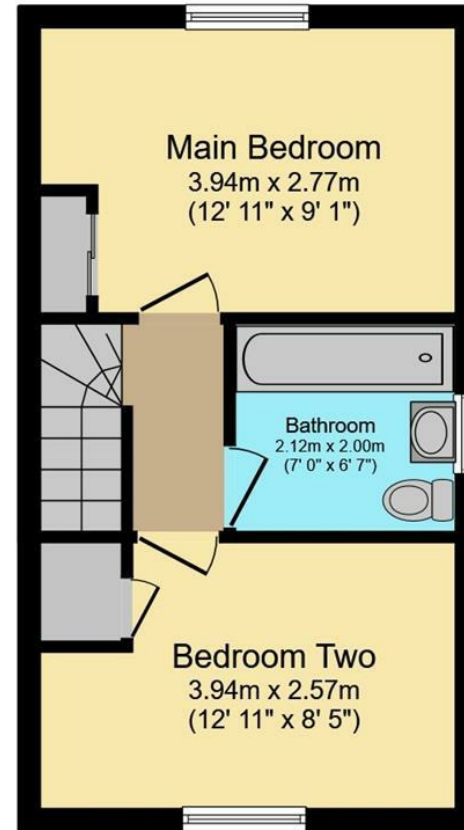
VIEWING: By Prior Appointment with the selling agent.



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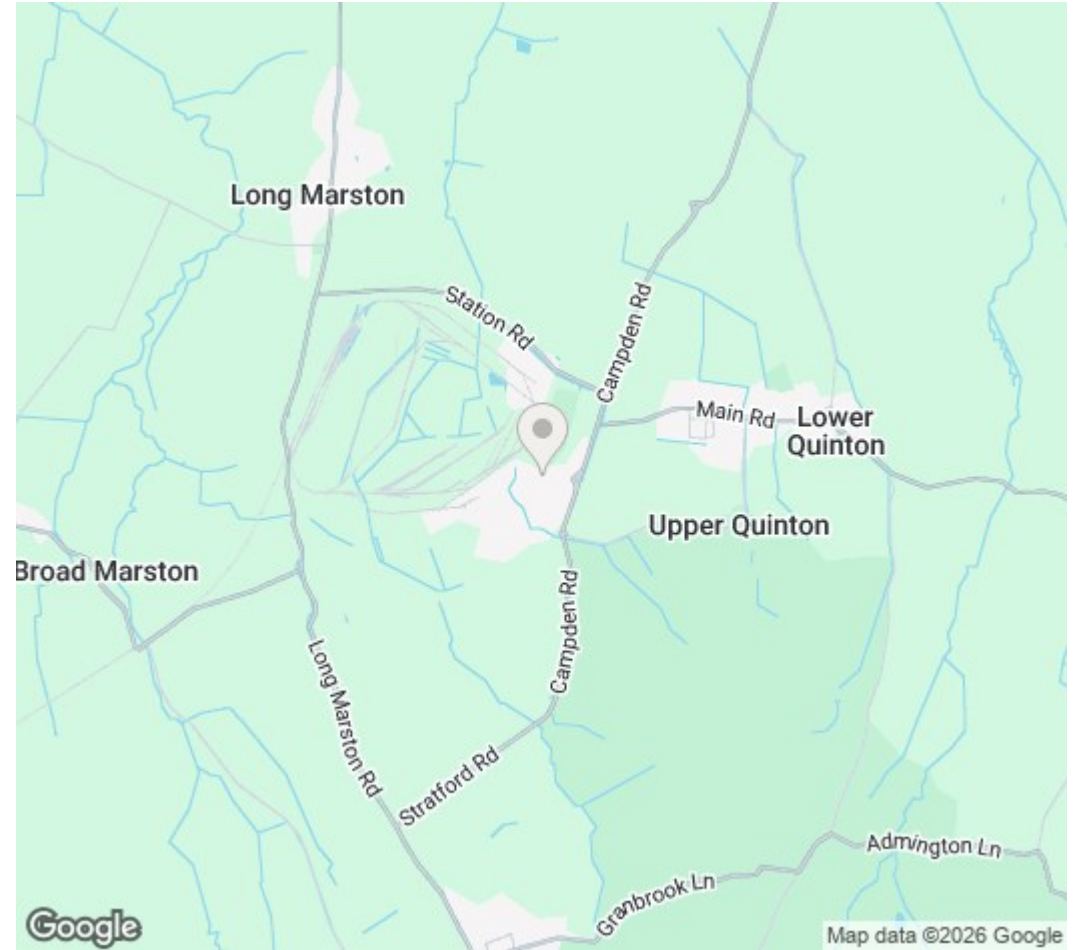
Ground Floor
Floor area 30.1 sq.m. (324 sq.ft.)



First Floor
Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 60.1 sq.m. (647 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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