



Connells

Avon Close
Ettington Stratford-Upon-Avon

Avon Close Ettington Stratford-Upon-Avon CV37 7ST

for sale
£350,000



Property Description

Occupying a desirable position within the sought-after Warwickshire village of Ettington, this spacious three-bedroom detached home offers excellent potential for modernisation and extension (subject to the necessary consents), making it an ideal opportunity for families, downsizers, or purchasers looking to create their ideal home.

Set behind an attractive mature frontage, the property benefits from a driveway and integral garage, providing ample parking and useful storage. The well-proportioned accommodation extends to approximately 1,095 sq. ft. and comprises an entrance porch leading into a welcoming hallway with guest cloakroom, a fitted kitchen overlooking the front aspect, and a generous dual-aspect lounge measuring over 16ft in length, offering an abundance of natural light and ample space for both relaxing and entertaining.

To the first floor are three well-sized bedrooms, including two comfortable doubles and a good-sized single bedroom ideal as a nursery, home office or guest room. A family shower room completes the first-floor accommodation.

Externally, the property enjoys a private rear garden with a covered patio area, mature planting and a useful timber shed, providing a fantastic outdoor space with scope for landscaping and enhancement. The integral garage offers further versatility and potential for conversion, subject to planning and building regulations.

Agents Notes

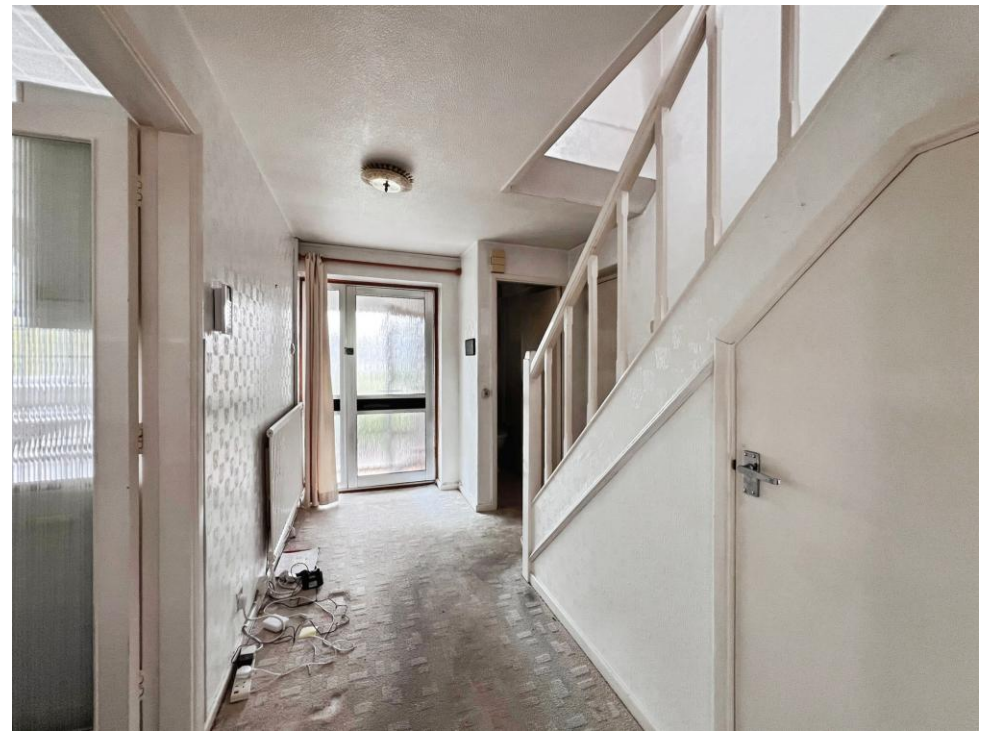
The property is sold as seen with no onward chain.

Agents Notes

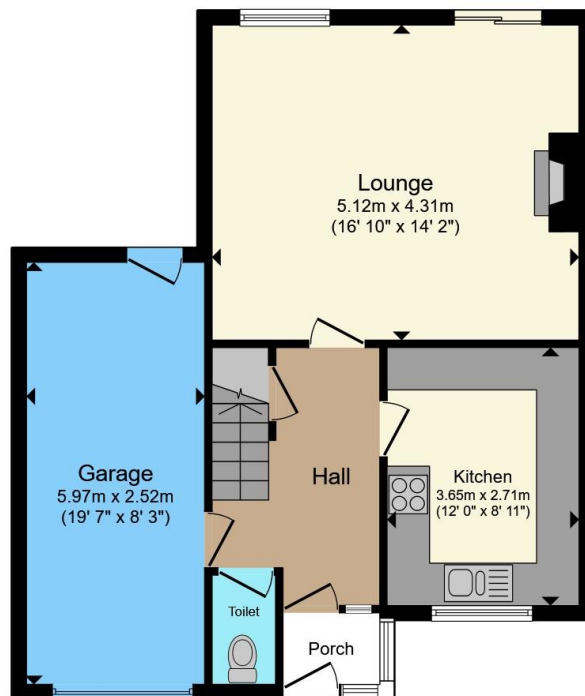
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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

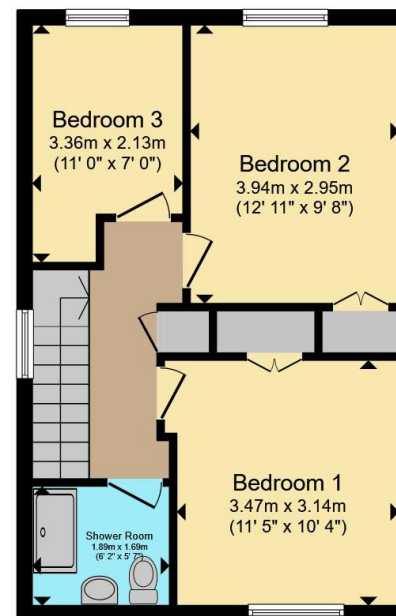








Ground Floor



First Floor

Total floor area 101.7 m² (1,095 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STR108968



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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