Maycroft Long Marston Road, Welford on Avon, Stratford-upon-Avon, CV37 8EG

- Generous 0.25-acre plot
- Excellent potential, subject to planning permission and the necessary consents
- Sought-after village location
- Entrance hall
- Sitting room with bay window and wood-burning stove
- Dining room opening through to the kitchen
- Two double bedrooms, both with built-in wardrobes
- Spacious bathroom with bath and separate shower cubicle
- Well-kept front and rear gardens
- Off-road parking and garage to the rear

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Offers Over £500,000

A great opportunity to acquire a mature two double bedroom semi-detached bungalow occupying a generous 0.25-acre plot and offering excellent potential, subject to the necessary planning permissions and consents. The property is situated in a sought-after village location and benefits from well-kept gardens, off-road parking and a garage to the rear.

ACCOMMODATION

Front door to entrance hall. Sitting room has a bay window overlooking the front garden and features a wood-burning stove. Dining room opens through to the kitchen, which is fitted with a range of cupboards and work surfaces, incorporating a sink, built-in fridge and four-ring electric hob with oven and grill below, useful breakfast bar. A lean-to with plumbing for a washing machine and space for a freezer.

There are two double bedrooms, both enjoying built-in wardrobes. The spacious bathroom is fitted with a WC, wash basin, bath and large separate shower cubicle. The walls are fully tiled and there is access to the roof space.

OUTSIDE

The property is approached via a path leading to the front door, with lawns to either side and established hedging. The rear garden is a particular feature, providing a patio adjoining the property, beyond which is a long lawned area. There is a concrete area providing off-road parking together with a concrete-section garage and garden shed. Towards the bottom of the garden, there are a number of mature trees, with this section enclosed by a combination of wooden fencing and hedging. The overall plot extends to approximately 0.25 acres and offers considerable scope for potential enhancement, subject to the necessary planning permissions and consents.

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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

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. We have been advised by the vendor that there is a vehicle right of way down the drive to Elizabeth Close, providing access to the bottom section of the garden from Maycroft. Further details should be confirmed by the purchaser's solicitor as part of the conveyancing process.

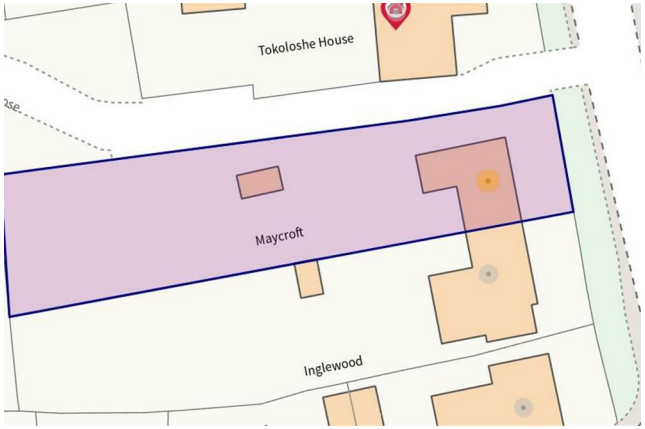
LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sept 26)

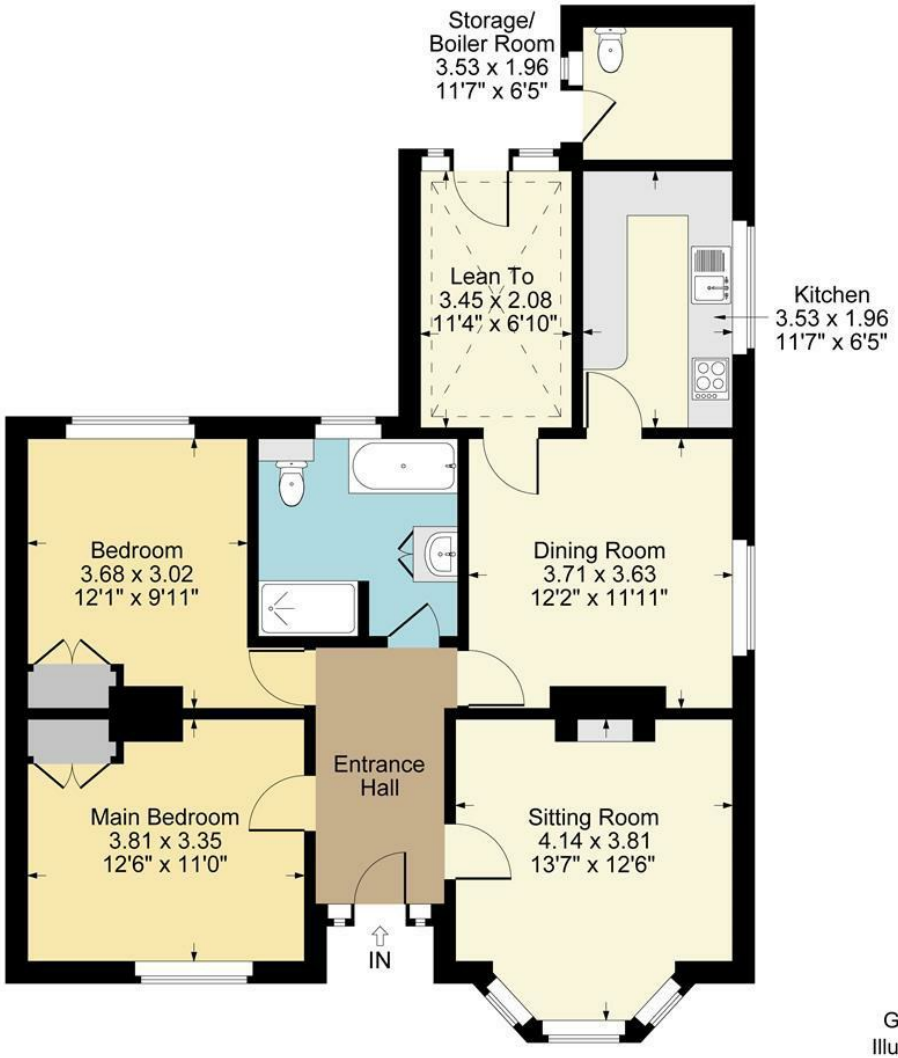
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



Maycroft, Welford On Avon



Approximate Gross Internal Area
Ground Floor = 89.65 sq m / 965 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth