



**Damson Close , Welford on Avon**  
Stratford-upon-Avon, CV37 8FD

Jeremy  
McGinn & Co

# Available at Asking Price £324,000



A beautifully presented modern semi detached house set in the highly sought after village of Welford on Avon. The property stands in a small cul de sac off the Barton Road and is conveniently located for all village amenities together with easy access to nearby Stratford upon Avon.

The accommodation benefits from central heating (air source heat pump) and double glazing with accommodation including: Reception Hall, Guest Cloaks/WC, Re-fitted Kitchen with integrated oven, induction hob, extractor, washer/dryer, dish washer, wine fridge, fridge freezer & microwave, Full Width Living/Dining Room, Landing, 3 Bedrooms & Fitted Bathroom.

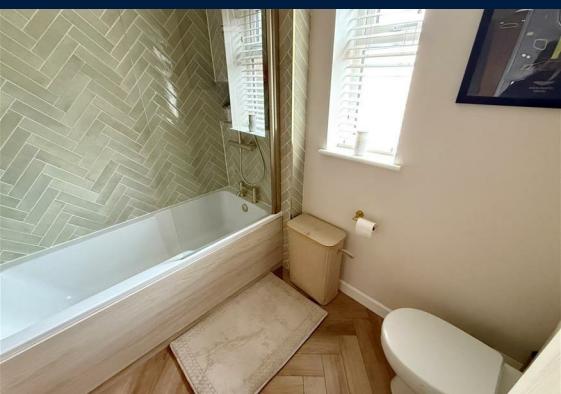
There is a 2 car driveway to the side with gated access leading to a good sized rear garden with large paved terrace, lawns and a huge timer shed/workshop.

We understand there is an annual fee of £300.00 for the Private Road.

**PLEASE NOTE:** The property is subject to a Section 106 Agreement and is offered for sale under a Local Market Clause, meaning it must be sold at 90% of its open market value. The initial 12-week local marketing period has now ended. During that period, the property was exclusively available to buyers who could demonstrate a qualifying local connection to Welford-on-Avon. It is now open to all buyers.

For more details, please get in touch.





**Tax Band:** D

**Council:** Stratford on Avon District Council

**Tenure:** Freehold

Welford on Avon is an extremely popular village a few miles downstream from Stratford upon Avon and boasts an excellent range of local amenities including a school, 3 pubs, village store and various sporting facilities including a golf course!

There are regular public transport services to nearby Stratford upon Avon or you could even cycle into Town along The Greenway. There is a vibrant sense of community in the village making this one of the most popular places to live in Warwickshire.

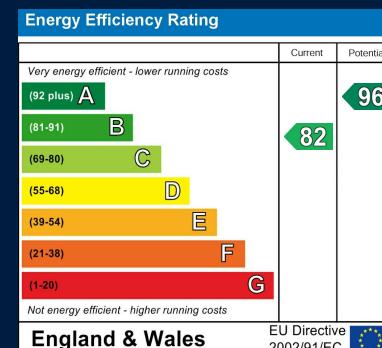
# Floor Plan



# Map



# Energy Performance



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