



Langate Fields , Long Marston

Stratford-upon-Avon, CV37 8GN

Jeremy
McGinn & Co 

Available at Guide Price £375,000



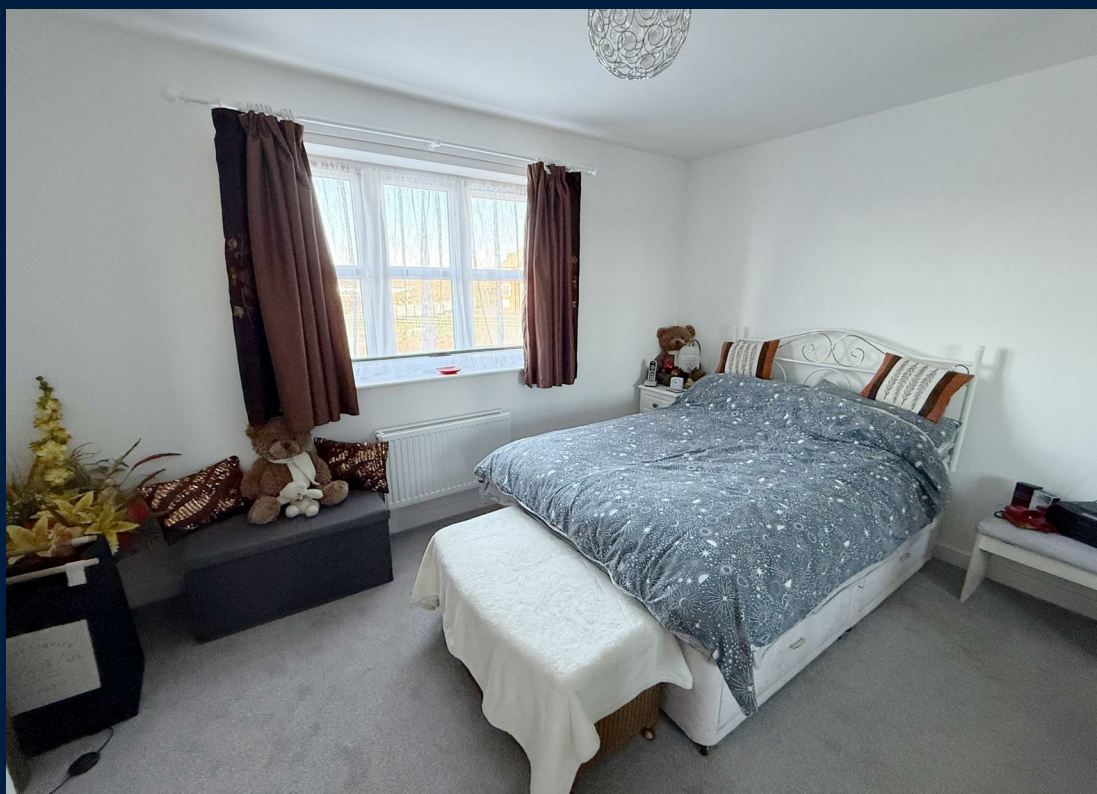
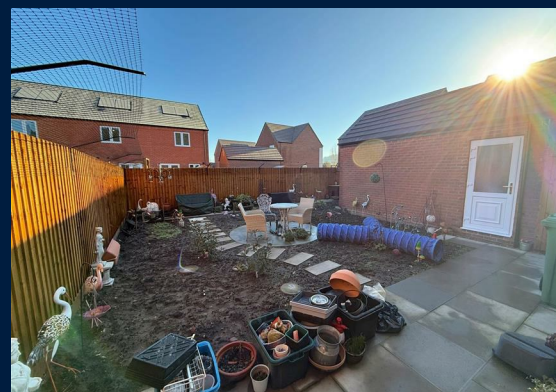
Constructed within the last 12 months, a chance to acquire an attractive detached home, enjoying a prime location overlooking an open space right on the edge of the popular Meon Vale development.

Internally, the accommodation benefits from gas central heating and uPVC double glazing and comprises - Reception Hall, Guest Cloaks/WC, Living Room, Dining Kitchen inc appliances, Utility Room, First Floor Landing, Main Bedroom with Ensuite Shower Room, Two Further Bedrooms & Family Bathroom.

Outside, to the side of the property there is a tarmac driveway and a Single Garage with storage above. To the rear, there is an enclosed garden with hard landscaping complete and ground prepped for turf.

We understand there is an annual service charge of £117 per annum payable for the maintenance of communal areas.





Tax Band: D

Council: Wychavon District Council

Tenure: Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway.

The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Money Laundering Regulations – Identification Checks

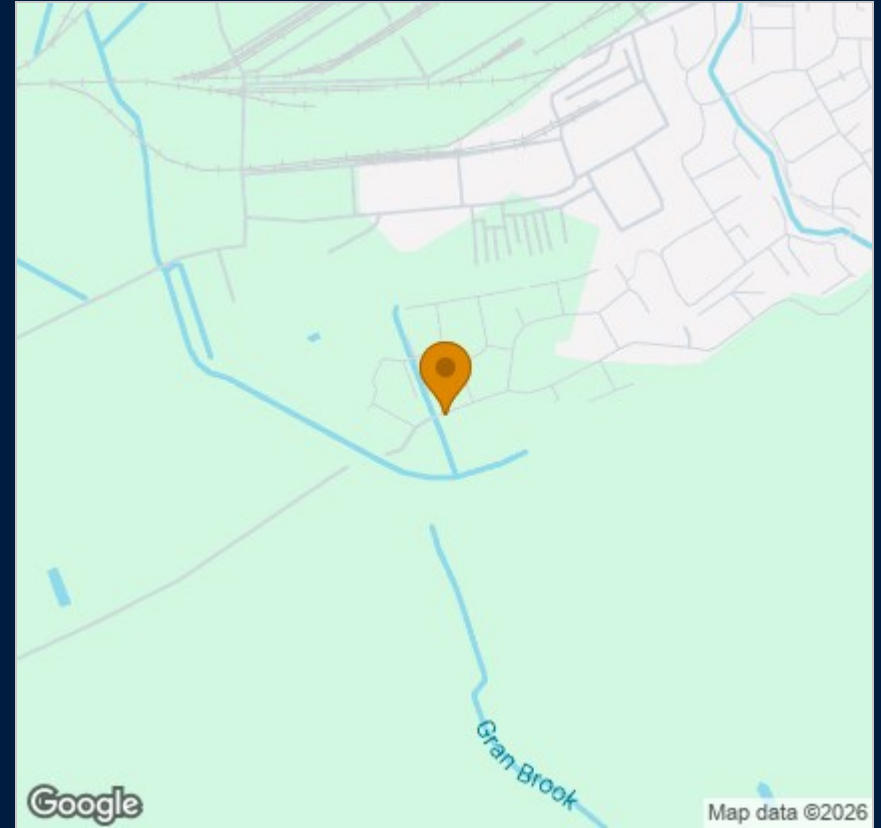
In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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