

Connells

Avon Estates Warwick Road
Stratford-Upon-Avon

Avon Estates Warwick Road
Stratford-Upon-Avon CV37 0NS

for sale offers over
£38,000







Property Description

Set in the sought after Avon Estates, this well-presented three-bedroom park home offers the perfect blend of comfort and rural charm. The bright and airy open-plan lounge and kitchen provide a welcoming heart to the home, ideal for modern living. Outside, you can enjoy the breathtaking views from the private garden, complete with a decking area overlooking open field's - perfect for relaxing and entertaining.

Avon Estates offers both holiday and residential park homes in idyllic countryside settings near Stratford upon Avon, including Stratford Parks, which lies just a short walk from the town centre.

The park is beautifully situated by the River Avon and offers a range of facilities like the riverside restaurant, free fishing, river taxi, play area and crazy golf.

This park homes boasts an open plan lounge/kitchen, three good sized bedrooms and a family shower room. You also have a garden to the rear containing a decking area and countryside views overlooking fields.

Open Plan Living Space

A bright and stylish open plan living space, ideal for modern living and entertaining. The lounge area is comfortably proportioned with French doors opening onto the decked terrace, allowing plenty of natural light. The kitchen is fitted with a contemporary range of wall and base units, integrated oven and hob, ample worktop space and room for a dining table.

Bedroom One

A well-presented double bedroom located to the rear of the property, offering space for bedroom furniture and benefiting from a window providing natural light. Calm, neutral décor creates a relaxing retreat.

Bedroom Two

A neatly arranged bedroom, ideal as a guest room or twin, with space for beds and storage and a window overlooking the side aspect.

Bedroom Three

A versatile third bedroom, perfect for occasional guests, home working or additional storage, finished in neutral tones and well laid out.

Shower Room

A modern shower room fitted with a walk-in shower enclosure, wash hand basin and contemporary fittings, finished with coordinating wall panels and a window for ventilation.

Separate Toilet

A convenient separate WC comprising a low-level toilet and wash hand basin, ideal for family use and visiting guests.

Decking Area & Parking

An attractive raised decked terrace providing an excellent outdoor seating and entertaining space. To the front of the property is a generous gravel driveway offering parking for up to three vehicles, a rare and valuable benefit.

Agents Notes

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.







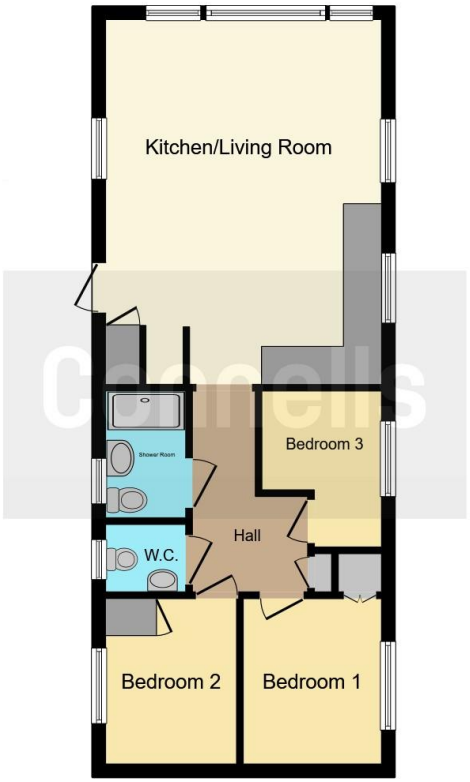












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: Exempt

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108780

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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