



Connells

Holland Meadow
Welford On Avon STRATFORD-UPON-AVON



Property Description

Nestled in the picturesque village of Welford-on-Avon, this delightful two-bedroom end of terrace property offers the perfect blend of comfort and convenience. The home features a spacious living area, a modern kitchen, and two well-proportioned bedrooms, ideal for couples, small families, or downsizers.

Outside, you'll find a private rear garden—perfect for relaxing or entertaining—and the added benefit of allocated parking. Located in a sought-after village setting, you'll enjoy easy access to local amenities, scenic walks, and excellent transport links to Stratford-upon-Avon and beyond.

This property is a wonderful opportunity to embrace village life in a welcoming community.

Entrance Hallway

On arrival, a canopy porch provides both shelter and character. Stepping inside, you are welcomed by an inviting entrance hallway featuring a fitted storage heater for warmth and comfort, complemented by practical vinyl flooring—ideal for easy maintenance and everyday use.

Lounge

16' 9" x 12' 7" (5.11m x 3.84m)

A spacious and inviting lounge with soft carpet flooring, offering ample room for a dining table. Sliding patio doors leading directly onto the rear garden, creating a bright and airy feel. The room also benefits from a storage heater and a radiator for added

warmth, and convenient access to an understairs storage unit.

Kitchen

9' 3" x 8' (2.82m x 2.44m)

A well-presented kitchen with practical vinyl flooring and part-tiled walls. Including a free-standing electric cooker, with designated space for a dishwasher and washing machine. A double-glazed window provides plenty of natural light, creating a bright and functional cooking space.

Landing

Carpeted landing area providing access to all rooms, complete with a useful storage cupboard for added convenience. With access to the loft hatch which has a ladder.

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

A generously sized master bedroom with carpet flooring and a bright double-glazed window. The room benefits from two built-in wardrobes, providing excellent storage, and an electric heater.

Bedroom Two

10' 8" x 7' 9" (3.25m x 2.36m)

A generously sized bedroom with carpet flooring and an electric heater. Includes a built-in storage cupboard, offering practical storage solutions, and plenty of space for furnishings.

Bathroom

A modern family bathroom featuring a hand wash basin with vanity unit, low-level W/C, and a bath with shower over. Finished with practical vinyl flooring, a heated towel rail, and an extractor fan. A double-glazed window provides natural light and ventilation.

Garden

A private rear garden featuring a decking area, perfect for outdoor seating and entertaining. The garden is mainly laid to lawn, with a shed positioned at the back for storage and a garden gate providing alternative access.

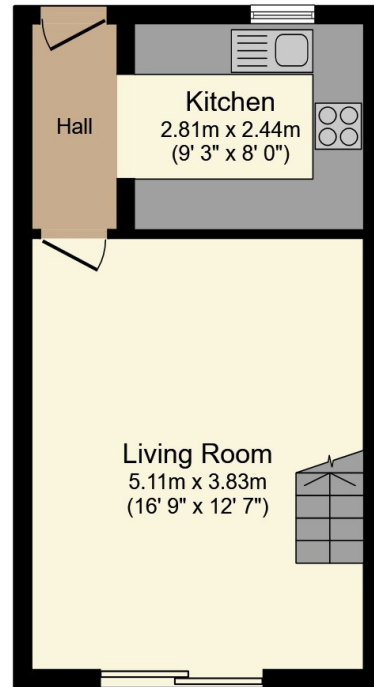
Parking

Driveway providing off road parking for two cars.

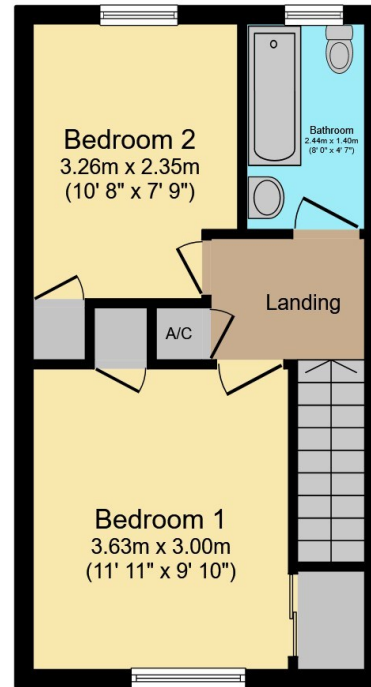








Ground Floor



First Floor

Total floor area 60.0 m² (646 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: D Council Tax Band: D

Service Charge: Ask Agent Ground Rent: 2430.53

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108456

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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