



Chapel Street, Welford on Avon

Stratford-upon-Avon, CV37 8PX

Jeremy
McGinn & Co

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Available at
Guide Price £400,000



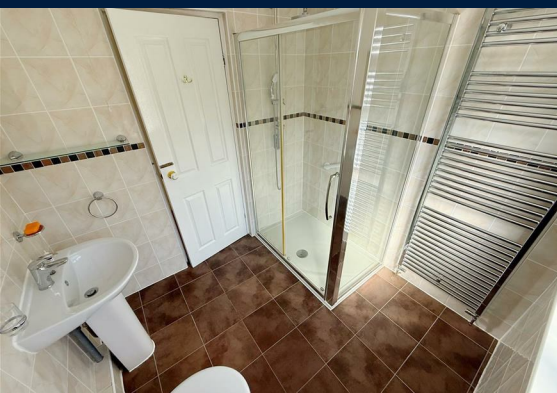
For sale with no onward chain, a chance to acquire a charming double fronted semi-detached cottage, positioned right in the heart of the highly desirable village of Welford on Avon.

Audene sits back behind a gravelled driveway, giving off-road parking for 2-3 cars and is entered via a porch into an internal entrance hallway. The cosy front living room offers a feature fireplace and exposed timbers and has been opened up on to an extended dining room with patio doors on to the rear garden. The kitchen is fitted with a range of wall and base units, some integrated appliances and houses the properties oil-fired boiler and off the kitchen is a useful lean to / utility space offering great space for your white goods.

To the first floor, there are two good sized double bedrooms, with the Master benefitting from fitted wardrobes, a third single bedroom and a family bathroom.

Outside, the property boasts a generous south-facing garden, which is mainly laid to lawn, with a mature planting of shrubs and trees and a delightful sunny patio area, ideal for outdoor entertaining.





Tax Band: E

Council: Stratford District Council

Tenure: Freehold

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.

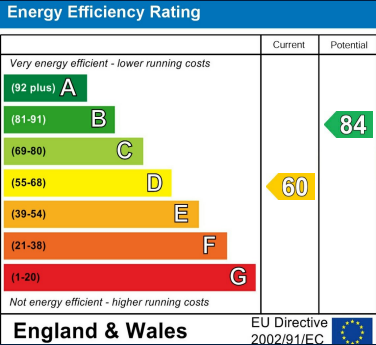
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com