



**Connells**

Avonside Park Binton Road  
Welford On Avon Stratford-Upon-Avon

# Avonside Park Binton Road Welford On Avon Stratford-Upon-Avon CV37 8PW

for sale fixed price  
**£125,000**



## Property Description

A charming two-bedroom park home set within the picturesque village of Welford-on-Avon.

Surrounded by beautifully mature and well-maintained gardens, this delightful home offers an ideal setting for summer relaxation and outdoor entertaining.

The property enjoys a peaceful village location while remaining conveniently positioned for access to the Cotswolds countryside and Stratford-upon-Avon town centre. A range of local amenities including shops, pubs and schools are all close by, along with excellent transport links for commuters and those wishing to explore the wider area.

Offered to the market with no onward chain, this is a fantastic opportunity for buyers seeking a tranquil lifestyle in a highly desirable Warwickshire village.

## Entrance Hall

A welcoming entrance hall providing access to all principal rooms within the property, offering a practical and convenient layout.

## Kitchen

A well-appointed kitchen featuring laminate flooring, a sink and drainer with mixer tap, and marble-effect work surfaces with a complementary upstand. The kitchen is fitted with an electric oven and gas hob, with space available for additional appliances. A door provides direct access to the rear of the

property, while a wooden ceiling adds character to the space.

## Lounge/Diner

A stylish and spacious lounge featuring laminate flooring and a wooden ceiling, complemented by an attractive feature fireplace creating a cosy focal point. The room benefits from large windows and two patio doors opening to the garden and side, flooding the space with natural light. A striking feature window looks through into the kitchen area, adding character and an open, contemporary feel.

DINER - A bright and spacious lounge/diner featuring laminate flooring and a wooden ceiling, creating a warm and inviting atmosphere. Double patio doors open out to the outside space, allowing plenty of natural light and seamless indoor-outdoor living.

## Bedroom One

A generously sized primary bedroom featuring plush carpeted flooring and a double-glazed window and patio doors out to the side garden allowing for natural light. The room benefits from a useful built-in storage cupboard and an en-suite shower room, providing convenience and privacy.

## En-Suite

A well-presented en-suite shower room comprising a shower cubicle, wash hand basin and low-level W/C. The room is finished with vinyl flooring and benefits from an

extractor fan and a double-glazed window providing natural light and ventilation.

## Bedroom Two

A comfortable second bedroom featuring carpeted flooring and a double-glazed window providing natural light, making it an ideal guest room, home office or additional sleeping space.

## Bathroom

A neatly presented bathroom fitted with a panelled bath and chrome taps, a wash hand basin and low-level W/C. The room features partially tiled walls, a wooden ceiling adding warmth and character, and a double-glazed window providing natural light and ventilation, creating a bright and practical space.

## Garden

A generous and well-maintained garden laid mainly to lawn and surrounded by mature trees and established planting, offering a high degree of privacy. The outdoor space provides an excellent setting for relaxation and entertaining, with plenty of room for garden furniture and enjoying the peaceful surroundings. Ideal for making the most of the summer months. The front garden has a large patio area the back garden has a large decked area for seating/dining.

## Parking

A private gravel driveway providing off-road parking for two cars, positioned conveniently close to the property. The parking area is well maintained and complemented by attractive boundary fencing and established planting,

offering both practicality and kerb appeal. Ideal for residents and visitors alike.

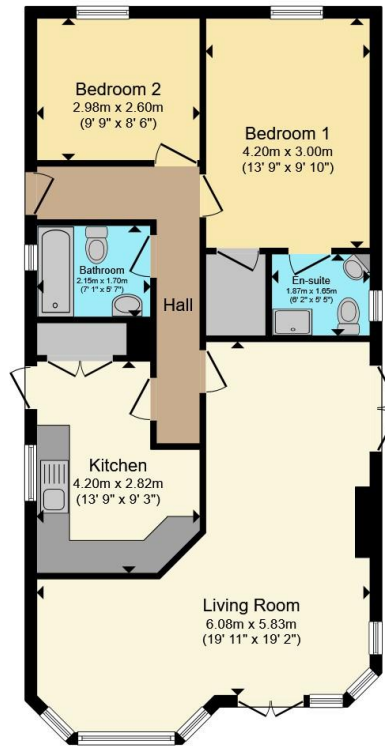
## Agency Notes

Annual service charge of £3,064.









Total floor area 76.8 m<sup>2</sup> (826 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](http://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: Exempt  
 Council Tax Band: A

**view this property online [connells.co.uk/Property/STR108777](http://connells.co.uk/Property/STR108777)**

Tenure:

We are currently awaiting Tenure details. 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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