



Holland Meadow
Welford on Avon, Stratford upon Avon, Warwickshire, CV37 8JD

Jeremy
McGinn & Co

SET IN THE HIGHLY SOUGHT AFTER VILLAGE OF WELFORD ON AVON THIS PROPERTY COMPRISES A GOOD SIZED MODERN TERRACED HOME OFFERED FOR SALE WITH A 57% SHARE (RENT PAYABLE ON REMAINING SHARE - £206.04). WELFORD BOAST A FINE RANGE OF AMENITIES IN THE VILLAGE INCLUDING A SCHOOL, STORE, BUTCHER, 3 PUBS AND EVEN A GOLF COURSE WHILST THE MORE COMPREHENSIVE FACILITIES OF STRATFORD UPON AVON ARE A SHORT DISTANCE AWAY. THE PROPERTY ITSELF OFFERS WELL LAID OUR ACCOMMODATION WITH NUMEROUS UPGRADES WITH UPVC DOUBLE GLAZING AND ELECTRIC HEATING AND INCLUDES PARKING FOR 2 CARS AT THE FRONT AND A PRIVATE GARDEN TO THE REAR.

THE ACCOMMODATION COMPRISES: -

Vestibule Area

With hardwood panelled front door, under floor heating and ceiling light point.

Kitchen 8' 0" x 9' 0" (2.44m x 2.74m)

With range of oak fronted base cupboards surmounted by granite work surface and wall cupboards over. Stainless steel single drainer sink unit, integrated oven, four ring ceramic hob, extractor, fridge freezer, automatic washing machine, dishwasher and microwave. Power points, granite upstands, uPVC double glazed window to front, under floor heating and ceiling light point.

Living Room 16' 6" x 13' 1" (5.03m x 3.98m)

A full width room with T.V. point, power points, two night storage heaters, ceiling light point and double glazed sliding patio door.

Landing

Linen cupboard, power point, access to loft space, ceiling light point and panelled doors off to: -

Bedroom One 11' 10" x 11' 4" max (3.60m x 3.45m)

Built in wardrobe, power points, ceiling light point and uPVC double glazed window to rear.

Bedroom Two 10' 5" x 7' 9" (3.17m x 2.36m)

Built in wardrobe, power points, ceiling light point and uPVC double glazed window to front.



Bathroom 7' 8" x 5' 0" (2.34m x 1.52m)

White suite comprising P-shaped bath with fitted independently heated shower and screen, wash hand basin with vanity cupboard under and low flush W.C. uPVC double glazed window to front, heated towel rail and ceiling light point.

Outside

There are two private parking spaces to the front with lawned fore garden whilst to the rear there is an enclosed mainly lawned garden with gated rear access.

Services

We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts.

Tenure

We understand that the property is Freehold. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

Local Authority

Stratford on Avon DC – Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 30.2 sq. metres (324.7 sq. feet)



First Floor
Approx. 30.2 sq. metres (324.7 sq. feet)



Total area: approx. 60.3 sq. metres (649.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



55 Ely Street
Stratford upon Avon, CV37 6LN
01789 868168

JPM Homes Limited trading as Jeremy & Co, Company No: 6748136

Important Notice – JPM Real Homes Ltd (t/a Jeremy & Co) for themselves and for vendors or lessors of this property whose agents they are give notice that: a) These particulars are prepared in good faith and are intended as a general outline for the guidance of purchasers or lessees and do not constitute, nor constitute part of an offer or contract. b) All descriptions, reference to condition and necessary permissions for use or occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) Appliances, equipment & services have not been tested. d) No person in the employ of JPM Real Homes Ltd (t/a Jeremy & Co) has the authority to make or give any representation or warranty whatever in relation to this property.
Referral; Fees - As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. These referral fees are part of the operating cost of the service provider and do not affect the cost of the service to you. HCB Solicitors - £100 per transaction on completion of sale. JS Law - £200 per transaction on completion of sale. Taylors Solicitors – average of £150 per transaction on completion of sale. Thomas Horton - £100 per transaction on completion of sale. Hathaway Surveyors - £50 vouchers on completion of sale. The Mortgage Room or John Lees Mortgages – an average of £257 on completion of sale.

