



Damson Close, Welford on Avon

Stratford-upon-Avon, CV37 8FD

Available at
Asking Price £324,000



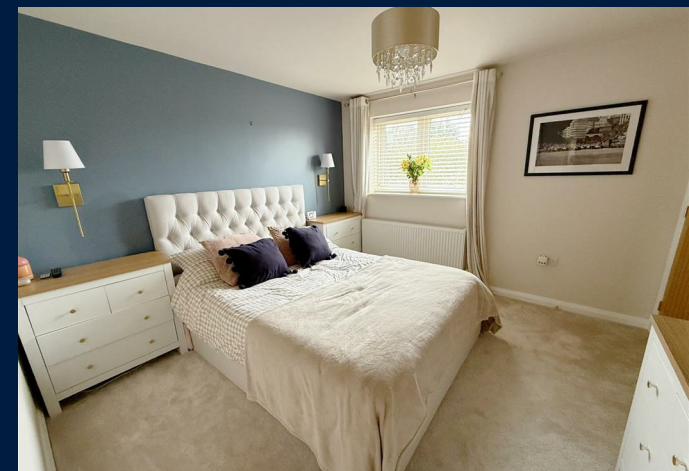
A beautifully presented modern semi-detached house set in the highly sought-after village of Welford-on-Avon. The property stands in a small cul-de-sac off Barton Road and is conveniently located for all village amenities together with easy access to nearby Stratford-upon-Avon. The property is being sold with no onward chain, offering the potential for a smooth and straightforward purchase.

The accommodation benefits from central heating (air source heat pump) and double glazing, with accommodation comprising: Reception Hall, Guest Cloaks/WC, Re-fitted Kitchen with integrated oven, induction hob, extractor, washer/dryer, dishwasher, wine fridge, fridge freezer & microwave, Full Width Living/Dining Room, Landing, 3 Bedrooms & Fitted Bathroom.

There is a 2-car driveway to the side with gated access leading to a good-sized rear garden with large paved terrace, lawns and a substantial timber shed/workshop.

We understand there is an annual fee of £300.00 for the private road.

PLEASE NOTE: The property is subject to a Section 106 Agreement and is offered for sale under a Local Market Clause, meaning it must be sold at 90% of its open market value. The initial 12-week local marketing period has now ended. During that period, the property was exclusively available to buyers who could demonstrate a qualifying local connection to Welford-on-Avon. It is now open to all buyers. For more details, please get in touch.





Tax Band: D

Council: Stratford on Avon District Council

Tenure: Freehold

Welford on Avon is an extremely popular village a few miles downstream from Stratford upon Avon and boasts an excellent range of local amenities including a school, 3 pubs, village store and various sporting facilities including a golf course! There are regular public transport services to nearby Stratford upon Avon or you could even cycle into Town along The Greenway. There is an vibrant sense of community in the village making this one of the most popular places to live in Warwickshire.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

In line with 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.

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