

Abney Road, Meon Vale

Stratford-upon-Avon, CV37 8WJ

Jeremy McGinn &Co

Available at
Asking Price £230,000

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Situated within the popular Meon Vale development, this well-presented two double bedroom mid-terrace home offers modern, low-maintenance living and is offered for sale with no onward chain. Ready to move straight into, the property would make an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation is entered via an entrance hallway, which provides access to the ground floor rooms. To the front of the property is a fitted kitchen, offering a range of wall and base units, together with space for freestanding appliances including a fridge freezer, dishwasher and washing machine.

To the rear is a bright and spacious living dining room, providing plenty of room for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room, whilst a useful understairs storage cupboard provides additional practicality. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the first floor offers two generously proportioned double bedrooms, both providing comfortable accommodation, alongside a family bathroom.

Outside, the property enjoys an enclosed, low-maintenance rear garden, featuring a patio area ideal for outdoor dining and entertaining. Two useful storage sheds provide additional space, whilst a rear gate offers convenient access to the two allocated parking spaces.

Meon Vale is a popular development, offering a fantastic balance of countryside surroundings and everyday convenience. Residents benefit from a range of local amenities including a convenience store, leisure centre and access to primary schools, together with excellent transport links. The development is also ideally positioned for access to the historic town of Stratford-upon-Avon and the beautiful Cotswolds.







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We understand there is an annual service charge payable of £175.00



















Tax Band:

Council: Stratford District Council

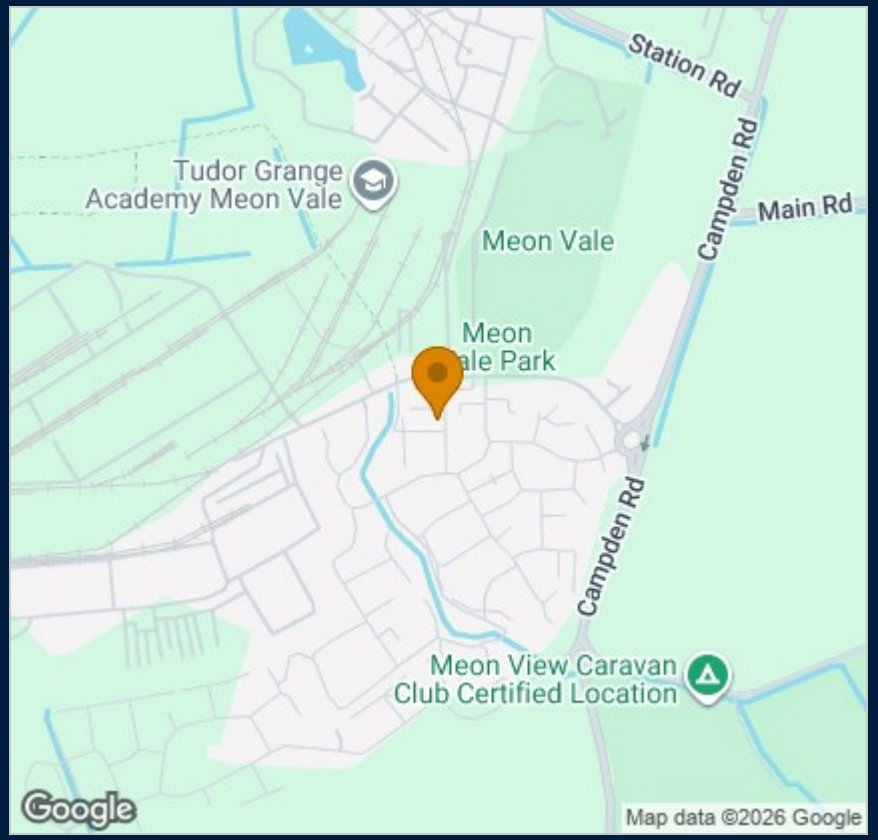
Tenure: Freehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

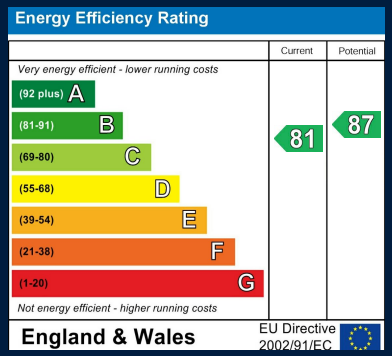
Floor Plan



Map



Energy Performance



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.

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