



Jeremy  
McGinn & Co

# Chapel Street , Welford on Avon

Stratford-upon-Avon, CV37 8PX

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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.

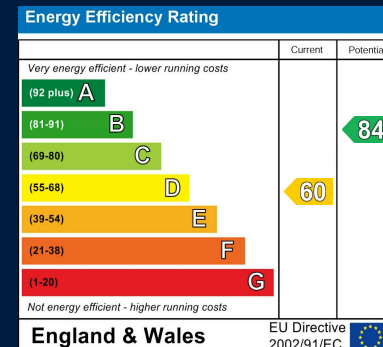
# Floor Plan



# Map



# Energy Performance



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.

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