



Damson Close , Welford on Avon

Stratford-upon-Avon, CV37 8FD

Jeremy
McGinn & Co

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 the Barton Road and is conveniently located for all village amenities together with easy access to nearby Stratford upon Avon.

The accommodation benefits from central heating (air source heat pump) and double glazing with accommodation including: Reception Hall, Guest Cloaks/WC, Re-fitted Kitchen with integrated oven, induction hob, extractor, washer/dryer, dish washer, 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 huge timber shed/workshop.

We understand there is an annual fee of £300.00 for the Private Road.

The property is offered for sale with an affordable local market clause meaning that it must be sold for 90% of open market value with a local market connection being in place for the first 12 weeks of marketing with buyers needing to meet the following criteria:

1. Born in the parish of Welford on Avon
2. Currently living in parish & has done for at least 12



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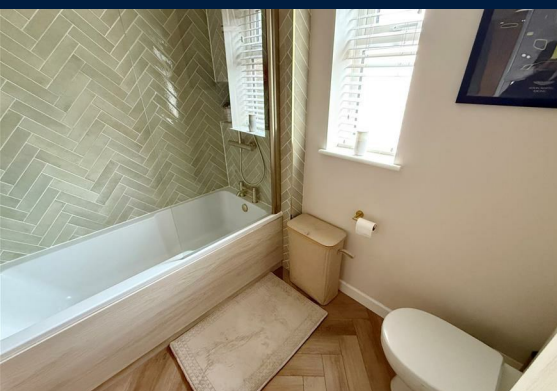
months.

3. Used to live in Welford for at least 3 years.

4. Currently works in parish (minimum 16 hours per week) & has done for at least 12 months.

5. Currently has close family member (mother, father, brother, sister, son or daughter) living as their sole main residence in parish for minimum of 3 years.





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.

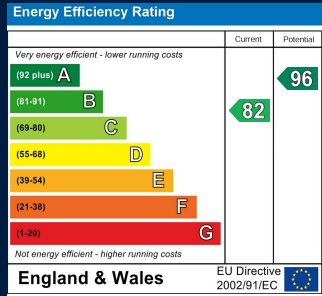
Floor Plan



Map



Energy Performance



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