



# Regan Avenue , Meon Vale

Stratford-upon-Avon, CV37 8YX

Jeremy  
McGinn & Co

# Offers Over £250,000

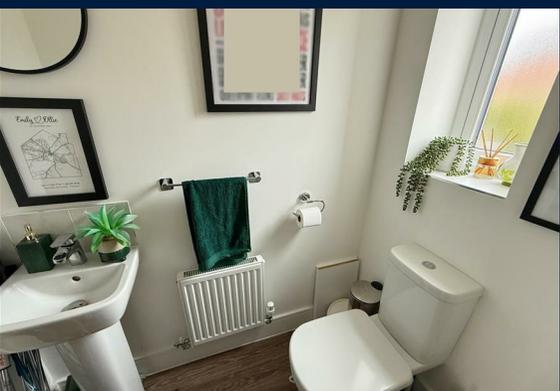


A chance to acquire a two bedroom semi-detached home, located within the popular Meon Vale development. Meon Vale is approximately 4 miles from Stratford upon Avon and the edge of The Cotswolds and offers a wealth of amenities including local shop, primary school, coffee shop and leisure centre and benefits from some delightful countryside walks through the nearby woodland or along The Greenway.

The property itself comprises a very well-presented modern home, set on a corner plot and offering accommodation benefiting from gas central heating & uPVC double glazing - Hallway, Guest Cloaks/WC, Fitted Kitchen inc integrated oven, 4 ring gas hob, extractor, washing machine & fridge/freezer, Full Width Living/Dining Room, First Floor Landing, Two Good Sized Double Bedrooms & Family Bathroom.

Outside to the rear, there is a part-walled low maintenance garden, with a paved patio, gravelled area and deck, ideal for outdoor dining and barbecuing. There is also gated side access along with a private drive, providing parking for two cars.





**Tax Band: C**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

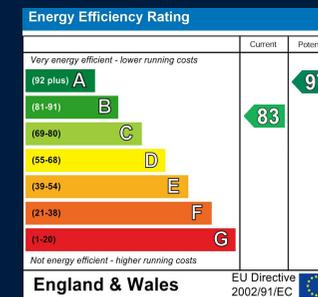
# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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