



Headland Rise | Welford On Avon | Stratford-Upon-Avon | CV37 8ET

Offers Over £250,000

COOPER & CO

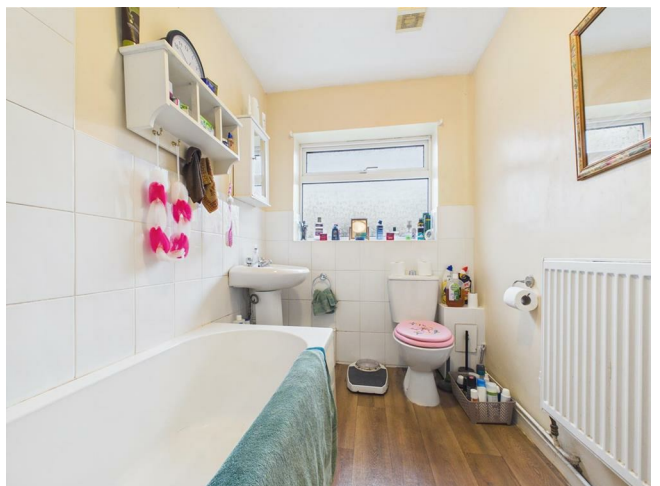
Key features

- TWO BEDROOM BUNGALOW
- SOUGHT AFTER LOCATION WELFORD UPON AVON
- AMPLE PARKING VIA DRIVEWAY, CAR PORT AND GARAGE
- KITCHEN BREAKFAST ROOM
- LARGE LOUNGE WITH BAY WINDOW
- FAMILY BATHROOM
- PLENTY OF STORAGE
- SOLAR PANELS AND AIR SOURCE HEAT PUMP - EPC A
- SCOPE TO CUSTOMISE
- PRIVATE LANDSCAPED REAR GARDEN

Description

**** TWO BEDROOM BUNGALOW IN THE EVER POPULAR VILLAGE WELFORD UPON AVON, BOASTING LARGE DRIVEWAY, CAR PORT, PRIVATE REAR GARDEN ****

Internally the property boasts 2 bedrooms, bathroom, living room, kitchen breakfast room and hallway. Externally the property benefits from a garage, car port and large front driveway, with generous rear and front garden with side access.



Front

Property is approached via block paved driveway for ample parking and front lawned garden with mature shrubs for added privacy. Benefiting from gated car port & secure side access with single garage.

Hallway

Carpet flooring underfoot, radiator and access to: Lounge, Bathroom, Bedrooms 1 & 2, storage cupboard.

Lounge

Carpet flooring underfoot, radiator, feature fireplace with surround, UPVC DG bay window to front aspect access to kitchen breakfast room.

Kitchen Breakfast Room

Vinyl flooring, mix of wall and base units surmounted by worksurface, space for white goods, integrated oven with electric hob, extractor, radiator, breakfast bar, sink with mixer taps and drainer. UPVC DG window to rear aspect and UPVC door to side aspect.

Bedroom One

Carpet underfoot, UPVC DG window to rear aspect, radiator.

Bedroom Two

Carpet underfoot, UPVC DG window to front aspect, radiator.

Bathroom

Vinyl flooring underfoot, bath with shower over, stand alone wash hand basin, radiator, W.C and UPVC DG frosted window to rear aspect.







Rear Garden

Generous rear garden made up of a mix of patio, predominately lawned. Fencing for security and privacy. Access to garage, Two sheds.

Additional Information

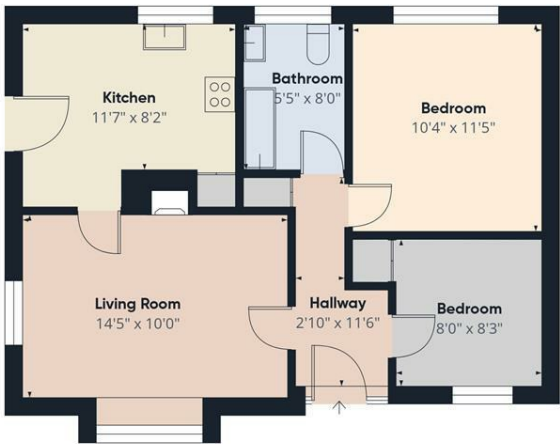
- Fitted solar panels
- Garage & Car Port
- Rear & Front Gardens
- Air source heat pump, radiators, electric

Agents Note

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

Floor plans



Floor 0 Building 1



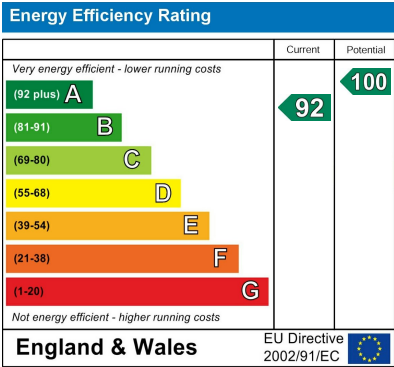
Floor 0 Building 2

Approximate total area[®]
661 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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