



HR ESTATE AGENTS

2 Bedrooms

House - End Terrace

Offers Over

£250,000

Located in

Stratford-Upon-Avon





# Elm Place

Stratford-Upon-Avon | CV37 8FY



Emma Sheridan is delighted to offer this lovely two double bedroom home, tucked away in a quiet cul-de-sac in one of the newest parts of Meon Vale. With the added peace of mind of an NHBC warranty, this is a wonderful opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a ready-to-move-into buy to let.

As you step inside, you are welcomed by a bright entrance hallway that leads through to a comfortable living room, perfect for relaxing at the end of the day. An inner hallway offers a convenient ground floor WC.

To the rear of the home is a full width kitchen dining room, a real heart of the house, with plenty of space for cooking, dining and spending time with family and friends, along with access out to the garden.

Upstairs, the landing leads to two generous double bedrooms, both light and inviting, along with a modern family bathroom serving the first floor.

Outside, the property benefits from allocated parking and a mature rear garden, ideal for enjoying sunny afternoons, gardening, or outdoor dining.

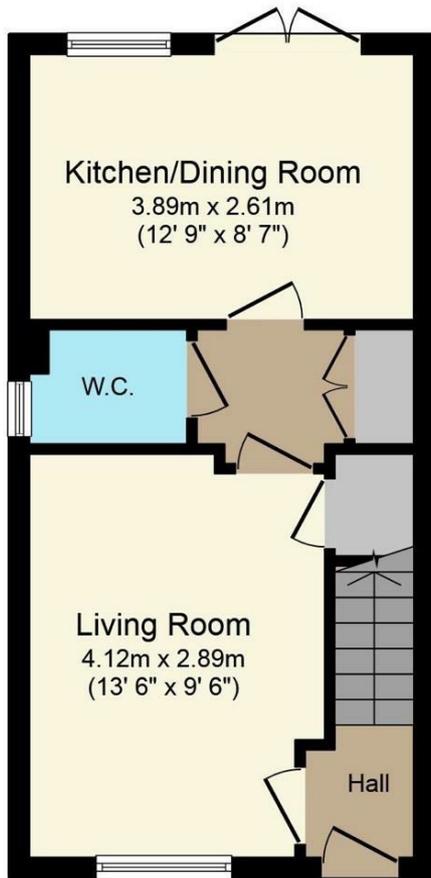
Set within a peaceful and friendly setting, yet close to local amenities, this home offers comfortable, modern living in a great location.

# Elm Place

£250,000 Freehold

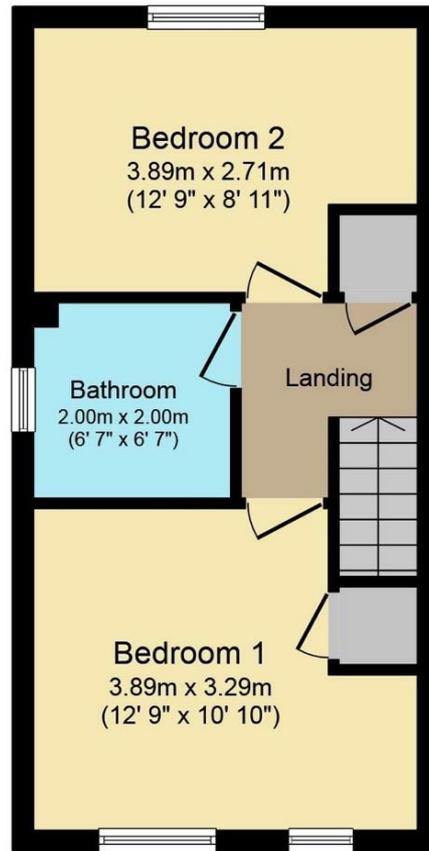


- Stunning Throughout - Perfect First Home
- Downstairs WC
- EPC Rating B & Council Tax Band C
- Two Good Sized Double Bedrooms
- Cul De Sac Location with Allocated Parking
- Remainder of New Build Warranty



### Ground Floor

Floor area 31.7 sq.m. (341 sq.ft.) approx



### First Floor

Floor area 31.9 sq.m. (343 sq.ft.) approx

## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

HR ESTATE AGENTS