



HR ESTATE AGENTS

4 Bedrooms

House - End Terrace

Price Guide

£325,000

Located in

Stratford Upon Avon





Ubique Avenue

Stratford Upon Avon | CV37 8WQ



NO ONWARD CHAIN - Situated within the sought-after Meon Vale development, this well-maintained four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for families or those seeking flexible living space.

The property is presented in a clean and tidy condition throughout. The entrance hall leads to a fitted kitchen/dining room with ample workspace and room for family dining, together with a convenient ground floor cloakroom/WC. To the rear, the spacious living room enjoys views over the garden and opens onto the patio through double doors.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom. Occupying the entire second floor is the generous principal bedroom suite, benefiting from ample space for furniture and storage, together with a private en-suite shower room.

The enclosed rear garden is mainly laid to lawn with a patio seating area, creating an ideal space to relax or entertain. A rear gate provides access to the private driveway and single garage, offering excellent off-road parking and additional storage.

Meon Vale is a popular residential development with excellent local amenities including a convenience store, leisure centre, children's play areas and attractive open green spaces. Located approximately eight miles from Stratford-upon-Avon, the development offers easy access to a wide range of shops, cafés, restaurants, highly regarded schools and leisure facilities, as well as excellent transport links to the M40, surrounding towns and Birmingham Airport.

Ubique Avenue

£325,000 Freehold



- NO ONWARD CHAIN
- Spacious Living Room with French Doors to the Rear Garden
- Principal Bedroom with En-Suite Shower Room
- Popular Meon Vale Location Close to Local Amenities & Stratford-upon-Avon
- Four Bedroom, Three Storey Town House
- Modern Kitchen/Dining Room & Ground Floor Cloakroom/WC
- Private Driveway & Single Garage

Council Tax Band

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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