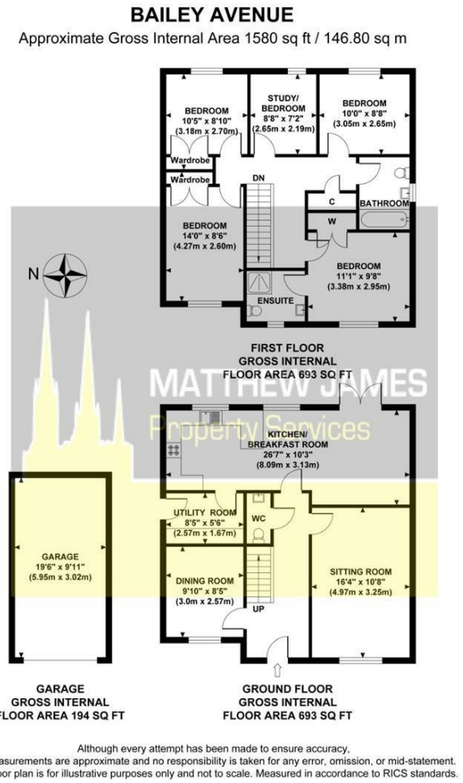
Road Map

Hybrid Map

Terrain Map

Floor Plan

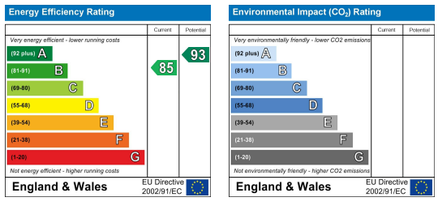


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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MATTHEW JAMES
Property Services

78 Bailey Avenue

Meon Vale, Stratford-Upon-Avon CV37 8QW

£375,000

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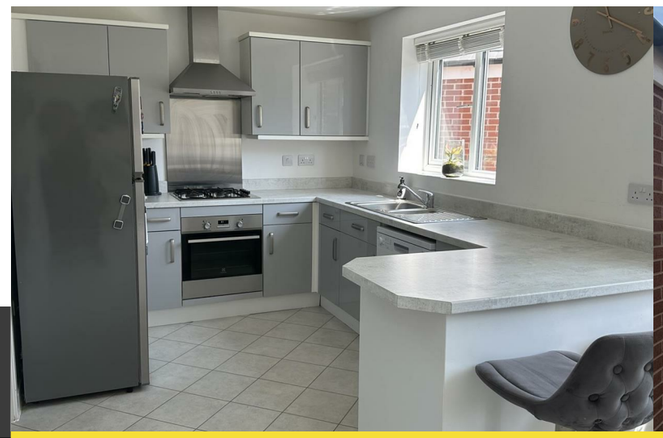

78 Bailey Avenue

Meon Vale, Stratford-Upon-Avon CV37 8QW

£375,000

Front Garden
Landscaped and laid to lawn with planted borders. A paved pathway leads to the:

Entrance Hallway
Having stairs off to the first floor and doors leading off to:

Dining Room / Play Room
9'10 x 8'5
Having a PVCu double glazed window to the front elevation with made-to-measure blinds. Perfect as an office, dining room or play room.

Ground Floor Cloakroom
Having a low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Sitting Room
16'4 x 10'8
Having a PVCu double glazed bay window to the front elevation with integrated made-to-measure blinds.

Open Plan Kitchen Dining Room
26'7 x 10'3
Having two PVCu double glazed windows to the rear elevation, French doors that lead to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a dishwasher, integrated oven with four ring gas hob with modern extractor over, breakfast bar, dining area for table chairs or sofa and further door that leads to the:

Utility Room
8'5 x 5'6
Having a glazed composite door to the side elevation, space and plumbing for a washing machine, space for a tumble dryer, a range of wall and base units with roll top work surface over.

First Floor Landing
Having balustrade, access to the loft area, airing cupboard and doors leading off to:

Bedroom One
11'1 9'8
Having a PVCu double glazed window with made-to-measure blinds to the front elevation and door leading off to:

Bedroom One En-Suite
Having a PVCu double obscure glazed window to the front elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Bedroom Two
14' x 8'6
Having a PVCu double glazed window with made-to measure blinds to the front elevation and built-in wardrobes to the one wall.

Bedroom Three
10'5 x 8'10
Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall.

Bedroom Four
10' x 8'8
Having a PVCu double glazed window to the rear elevation.

Bedroom Five
8'8 x 7'2
Having a PVCu double glazed window to the rear elevation. Currently being used as an office.

Family Bathroom
(Not measured) Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear Garden
Having paved patio area and being mainly laid to lawn with pedestrian gate to the side that leads to the:

Off Road Parking
Being laid to asphalt and having two spaces that are accessed via a dropped kerb and one leads to the:

Garage
19'6 x 9'11
Being of brick construction and having power, up and over door and pedestrian door that leads to the rear garden area.