



Bailey Avenue, Stratford-Upon-Avon, CV37 8QW

£270,000

 KING
 KING
HOMES

An attractive THREE BEDROOM semi-detached family home offering modern comfort and convenience throughout. The ground floor welcomes you with a spacious hallway leading to a bright lounge, a stylish cloakroom, and an open-concept kitchen-diner equipped with quality fittings and French doors that seamlessly extend the living space into a generous rear garden, complete with both lawn and patio areas ideal for entertaining.

Upstairs, the property boasts three well-proportioned bedrooms and a sleek family bathroom. The private, enclosed garden offers both tranquility and functionality, with a gate leading to a driveway that comfortably accommodates up to three vehicles.

Meon Vale itself is a thriving community with exceptional amenities, including a sports center, primary school, scenic parkland, and easy access to Stratford-upon-Avon and the charming villages of the Cotswolds. This property perfectly blends lifestyle and location, ideal for families seeking a peaceful yet well-connected setting.



Hall

Living Room 14'7" x 12'1" (4.47m x 3.69m)

Inner Hallway**WC**

Kitchen/Diner 8'10" x 15'2" (2.70m x 4.63m)

Landing

Bedroom One 10'5" x 15'2" (3.19m x 4.63m)

Bedroom Two 10'2" x 9'4" (3.10m x 2.86m)

Bedroom Three 11'3" x 5'10" (3.44m x 1.79m)

Bathroom 6'4" x 6'0" (1.95m x 1.84m)

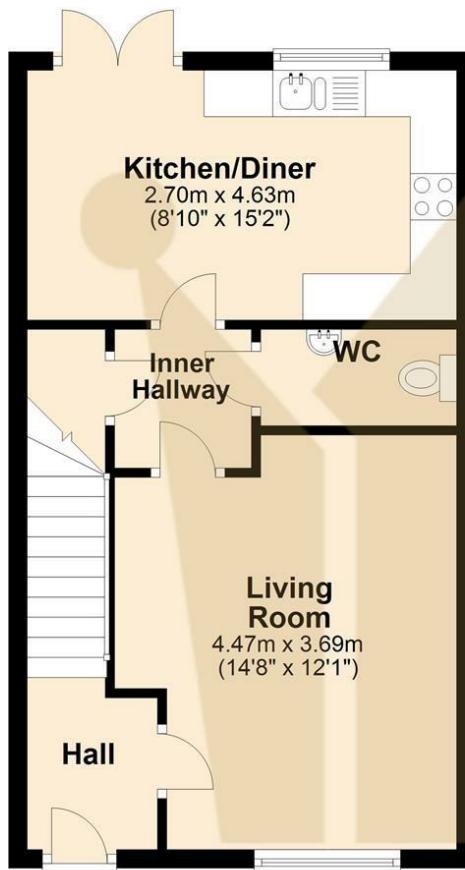




KING
HOMES

Ground Floor

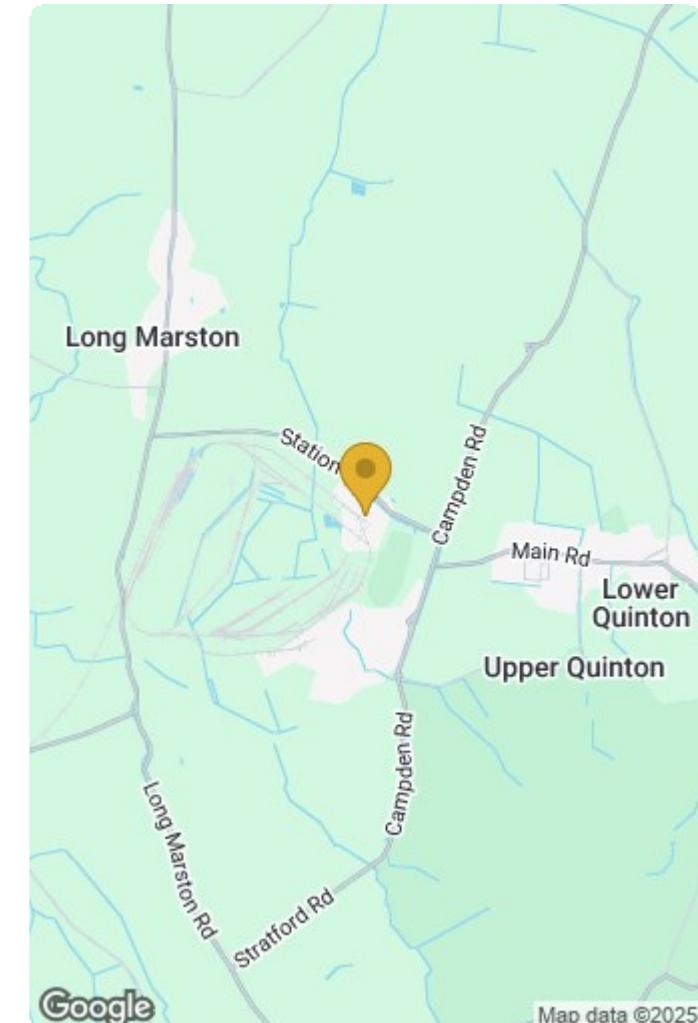
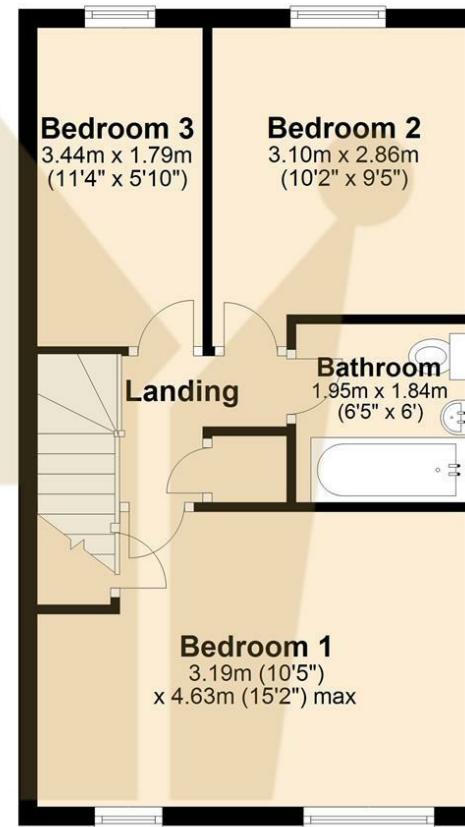
Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)

First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 96 | |
| (81-91) B | 84 | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |