



Meadow Close, Stratford-Upon-Avon, CV37 9PX

Guide price £250,000


KING
HOMES

**** Two Good Size Bedrooms ** Quiet Cul-De-Sac ** Recently Refitted Shower Room ** Well Presented **** A well-presented two-bedroom freehold home, tucked away in a quiet cul-de-sac within easy reach of the town centre and railway station. Offering well-arranged accommodation over two floors, the property features a rear sitting room overlooking the garden, a kitchen opening into the dining room, two generous double bedrooms, a recently refitted shower room, and a separate WC. The enclosed rear garden provides a private and manageable outdoor space, completing this conveniently located home.



A well-proportioned two-bedroom freehold home, quietly situated in a cul-de-sac within easy reach of the town centre, railway station, schools, and a range of local amenities.

Arranged over two floors, the ground floor opens into an entrance hall with useful under-stairs storage. The sitting room to the rear provides a comfortable and inviting space with views over the garden.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer, space for appliances, and a handy pantry cupboard. It opens into the dining room, creating a natural flow and providing direct access to the rear garden.

Upstairs, the landing provides access to the loft and additional storage cupboards, including a linen cupboard housing the combination boiler. There are two generously sized double bedrooms.

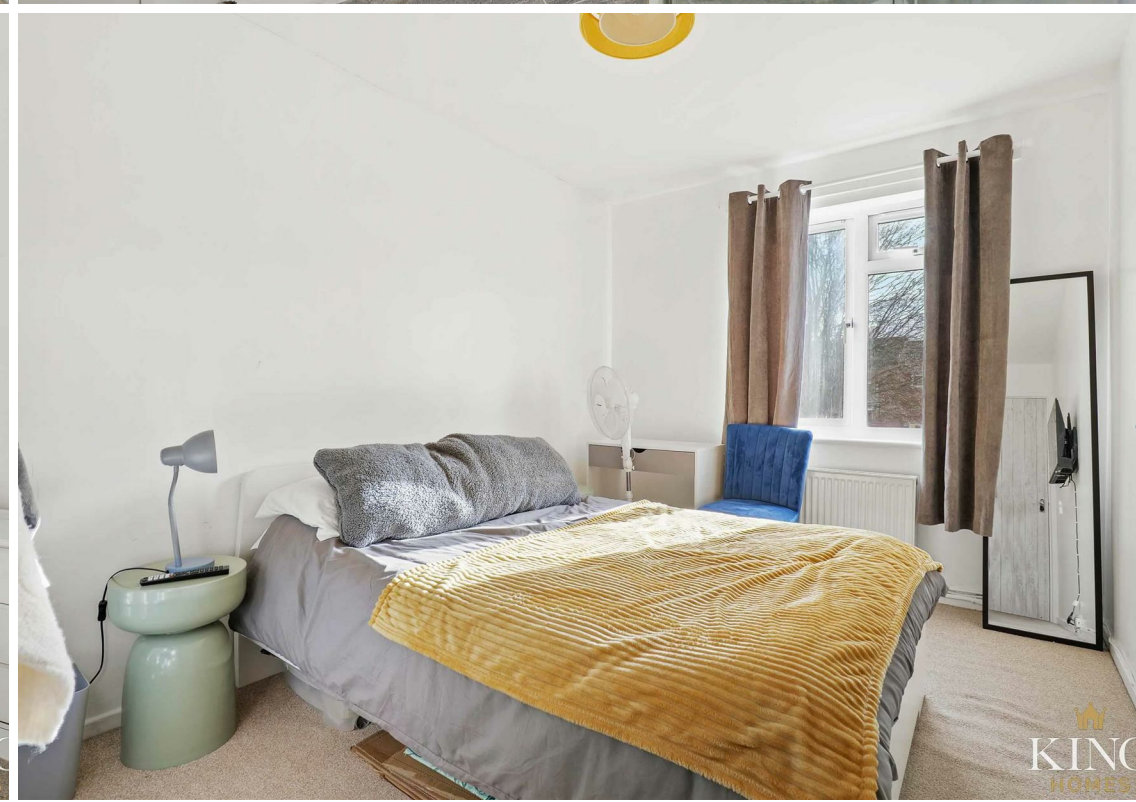
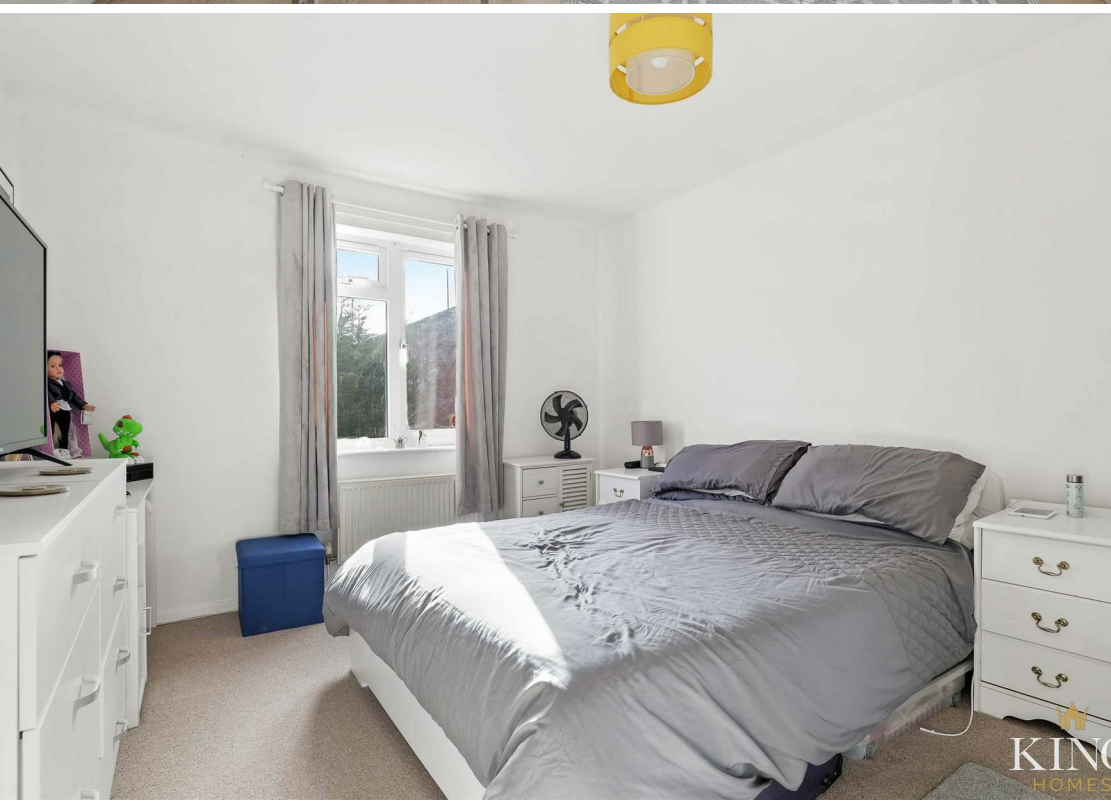
The shower room has recently been refitted and features a shower with a sleek glass enclosure and a hand wash basin set within a vanity unit, creating a smart and contemporary finish. The property further benefits from a separate WC, adding additional convenience.

Externally, the property benefits from a front storage cupboard housing the meters. The mainly enclosed and walled rear garden features a decked seating area, lawn, and timber shed, providing a private and manageable outdoor space.

This attractive home offers well-arranged accommodation in a highly convenient location.

Hall	
Living Room	15'1" x 10'7" (4.62m x 3.23m)
Kitchen	10'8" x 7'4" (3.26m x 2.26m)
Dining Room	10'2" x 8'4" (3.12m x 2.56m)
Landing	
Bedroom 1	12'3" x 10'7" (3.75m x 3.24m)

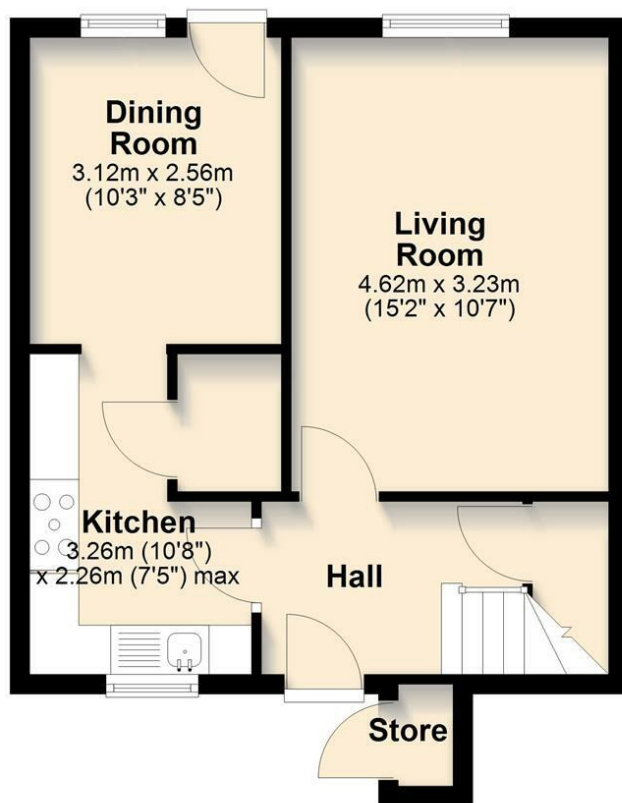
Bedroom 2	12'3" x 8'4" (3.75m x 2.56m)
Bathroom	5'9" x 5'6" (1.76m x 1.68m)
W.C	





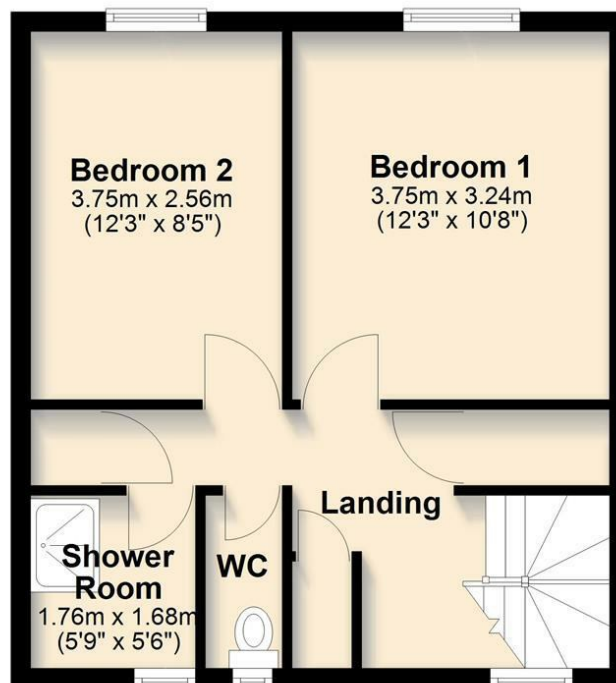
Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)

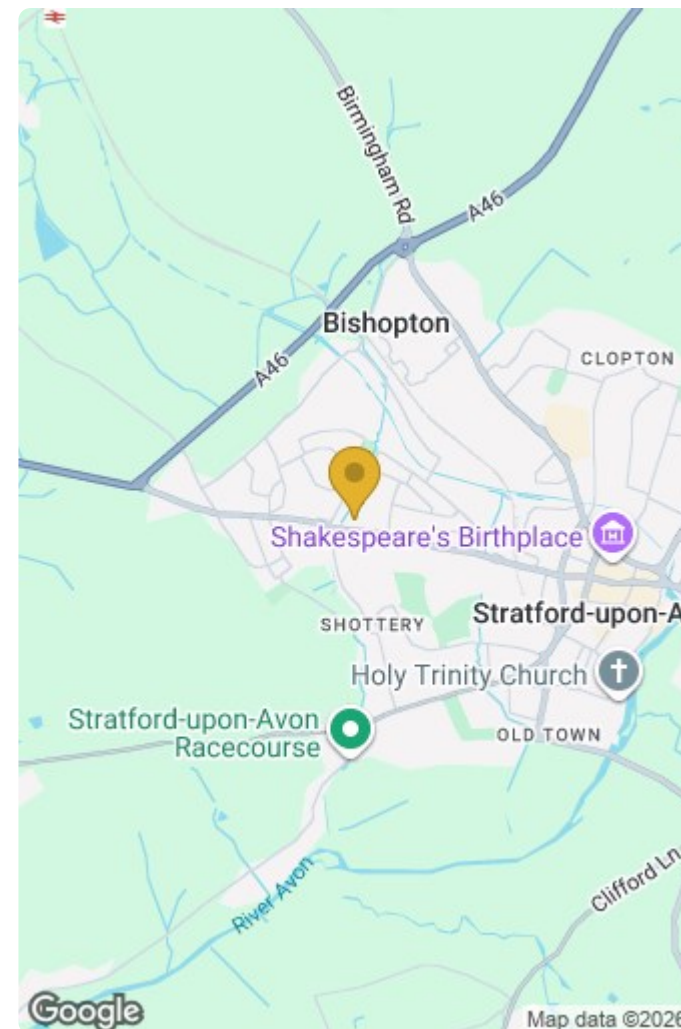


First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 77.3 sq. metres (831.8 sq. feet)



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	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	EU Directive 2002/91/EC