1 Rideau Road, Stratford-Upon-Avon, CV37 8WR

- Immaculate Family Home
- Extended and Spacious Kitchen
- Sitting Room with Media wall
- Three bedrooms
- Family bathroom and ensuite
- Outside kitchen
- Driveway and garage
- Great energy efficiency - EPC Band B.

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Guide Price £385,000

Very stylish three bedroom detached family home having been extended and much improved to an exacting standard. Providing an impressive Dining Kitchen for entertaining with bi-fold doors onto the landscaped garden with 'outside kitchen'.

MEON VALE

Meon Vale has a range of amenities including Londis supermarket, leisure centre & sports pitches, community centre, coffee shop, playground, and an academy school all within walking distance. The Greenway is a 5-mile traffic-free path for walking, cycling, and horse riding, built on a former railway line which takes you from Meon Vale to Stratford upon Avon.

ACCOMMODATION

The front door opens to the Entrance Hall with a cosy seating nook below the staircase and a Cloakroom to the end. The bright Sitting Room has a bay window, fitted media wall and attractive wooden wall cladding. Through a wide opening from the hall, the spacious Dining Kitchen is a particular feature of the house and a great space for entertaining with a moveable kitchen island and wide bifold doors to flow into the garden and 'outside kitchen' beyond. Upstairs, the three bedrooms and two bathrooms are all beautifully presented with lovely finishing touches throughout. Outside, a wisteria shades the patio whilst the Garage and Parking sits just beyond the garden walls.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

SERVICE CHARGE: £23.70pcm

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: BAND B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

1 Rideau Road, Meon Vale

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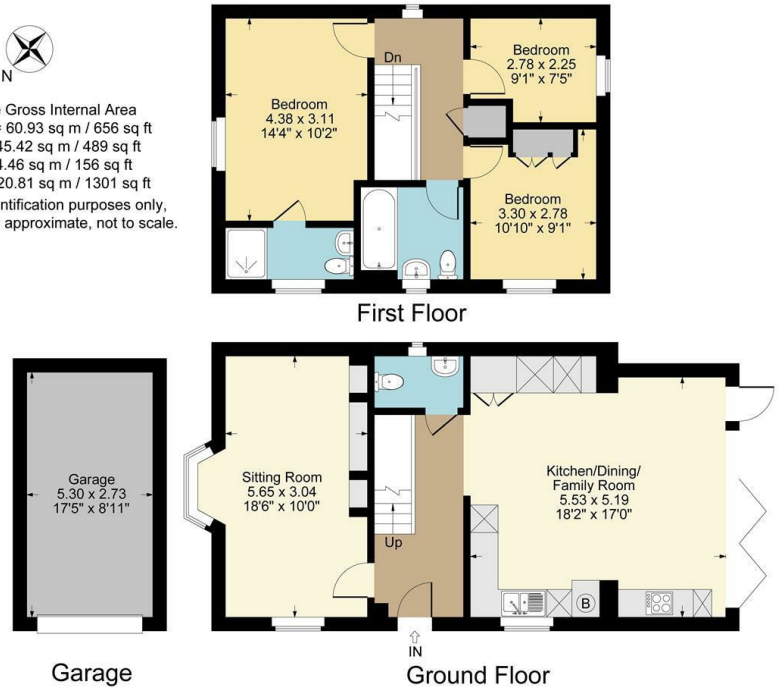
Approximate Gross Internal Area
Ground Floor = 60.93 sq m / 656 sq ft
First Floor = 45.42 sq m / 489 sq ft
Garage = 14.46 sq m / 156 sq ft
Total Area = 120.81 sq m / 1301 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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