

Peter Clarke



12 Holly Avenue, Meon Vale, Stratford-upon-Avon, Warwickshire, CV37 8FU

- NO CHAIN
- Smart home technology including Alexa voice control, FTTP, full fibre broadband, Phillips Hue lighting, Ring doorbell and outside light
- Redesigned kitchen and utility room
- Village location
- Viewing highly recommended



Offers Over £300,000

**NO CHAIN.** A competitively priced, very well presented three bedroom detached house with a host of upgrades including smart home security, Phillips Hue lighting, Alexa voice control and ceiling fans. Outside is an enclosed rear landscaped garden, tandem double driveway and single garage.

#### ACCOMMODATION

Entrance hall. Sitting room with triple aspect, and wood effect flooring. Kitchen with range of matching wall and base units, four ring gas hob, integrated oven, space for dishwasher and fridge freezer, wood effect flooring. Utility with space for washing machine and tumble dryer.

First floor landing with loft hatch. Main bedroom with dual aspect and en suite shower room. Two further bedrooms with dual aspect. Bathroom with bath, wc, wash hand basin.

Outside there is a rear enclosed garden with fir trees, largely laid to lawn, paved pathways, stone chipping beds. Security lighting. Tandem double driveway to side, single garage with up and over door, power and light.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is an estate charge of £137pa. This should be checked by your solicitor before exchange of contracts.

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

**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:** B. A full copy of the EPC is available at the office if required.

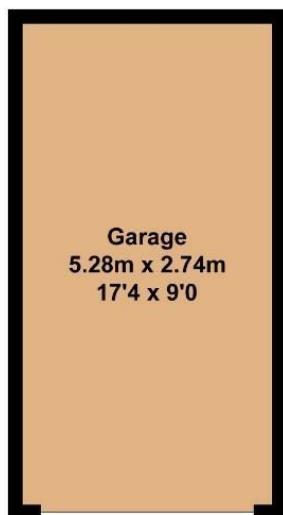
**VIEWING:** By Prior Appointment with the selling agent.



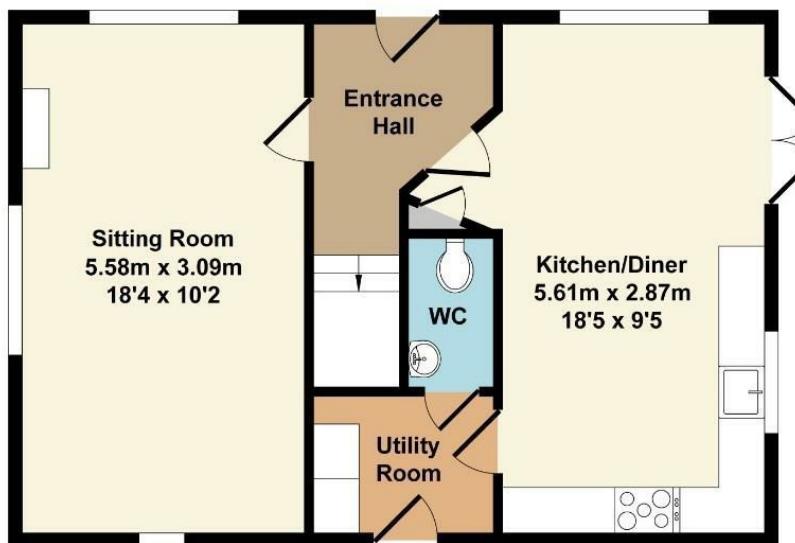
# Holly Avenue Meon Vale, Stratford-upon-Avon, Warwickshire, CV37 8FU

Total Approx. Floor Area 105.30 Sq.M. (1134 Sq.Ft.)

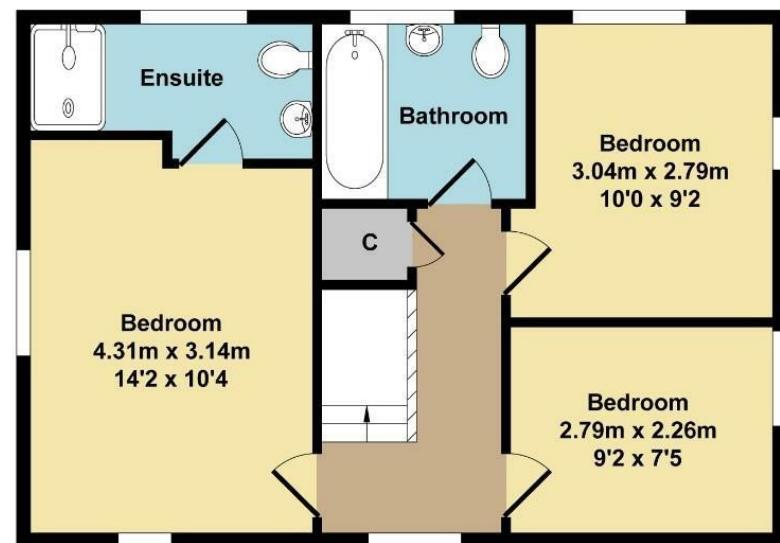
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage  
Approx. Floor  
Area 14.50 Sq.M.  
(156 Sq.Ft.)

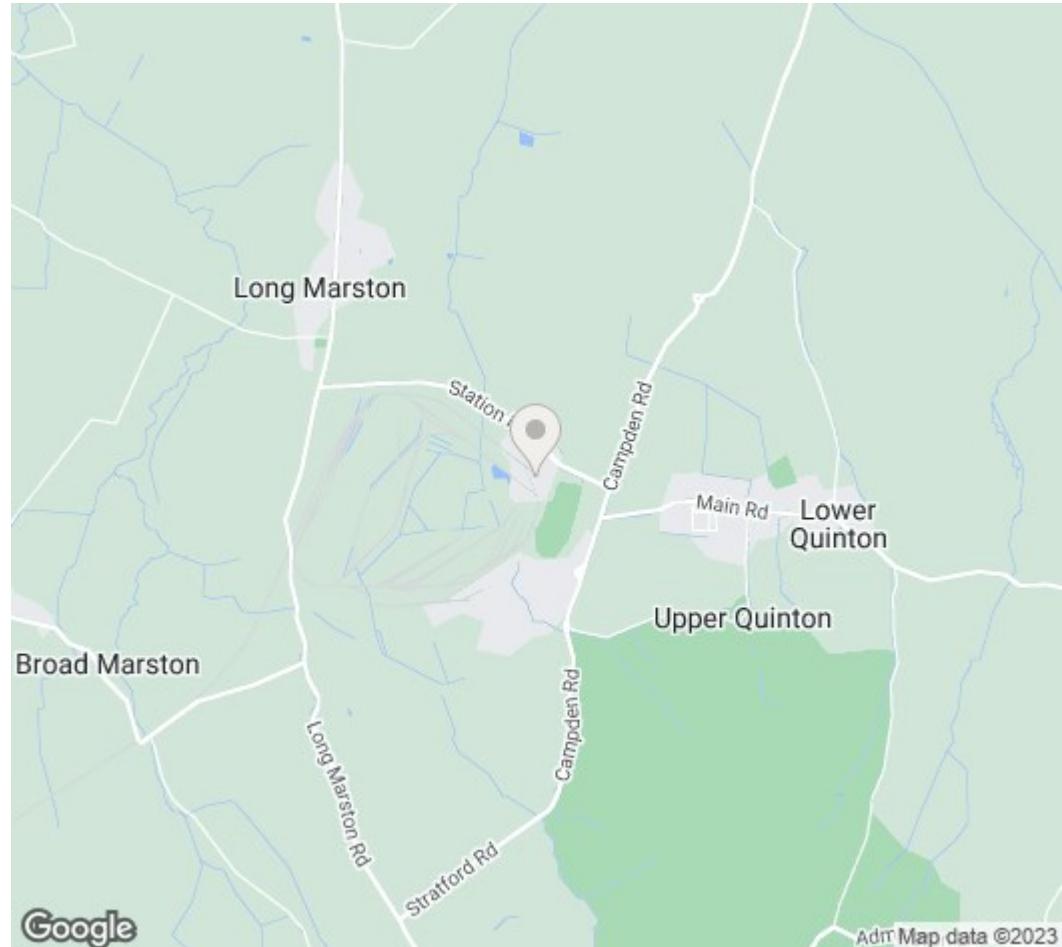


Ground Floor  
Approx. Floor  
Area 45.40 Sq.M.  
(489 Sq.Ft.)



First Floor  
Approx. Floor  
Area 45.40 Sq.M.  
(489 Sq.Ft.)





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