



Connells

The Orchard
Lower Quinton Stratford-Upon-Avon

The Orchard

Lower Quinton Stratford-Upon-Avon CV37 8PJ

for sale
£195,000



Property Description

Connells are delighted to present this attractive and well-maintained two-bedroom home, located in the popular village of Lower Quinton. The property offers spacious and practical living accommodation, making it an excellent choice for first-time buyers, young families, or buy-to-let investors. The ground floor provides comfortable living space, while upstairs there are two well-proportioned bedrooms and a family bathroom. Throughout, the home has been lovingly cared for and is presented in good condition, allowing a purchaser to move straight in and enjoy. Externally, the property benefits from a private rear garden, providing an ideal space for relaxing, entertaining, or family enjoyment. There is also the added advantage of off-road parking. Combining generous accommodation, outdoor space and an excellent village setting, this is a fantastic opportunity to purchase a home in one of the area's most desirable villages.

Location

Lower Quinton is a highly regarded South Warwickshire village, surrounded by attractive countryside and offering a friendly community atmosphere. The village benefits from a range of local amenities including a village shop, public house, community facilities and a well-regarded primary school, making it particularly appealing for those looking to start or grow a family. Residents also enjoy the convenience of a local doctor's surgery and dental practice within walking distance, as well as a brand-new purpose-built nursery, further enhancing the village's appeal for

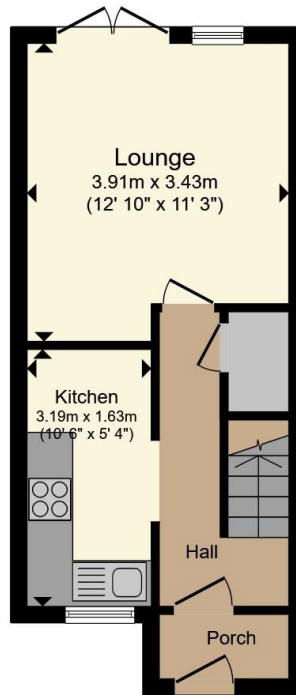
young families. The village is conveniently located for Stratford-upon-Avon, Evesham and the Cotswolds, providing excellent access to a wider selection of shopping, leisure and transport links.



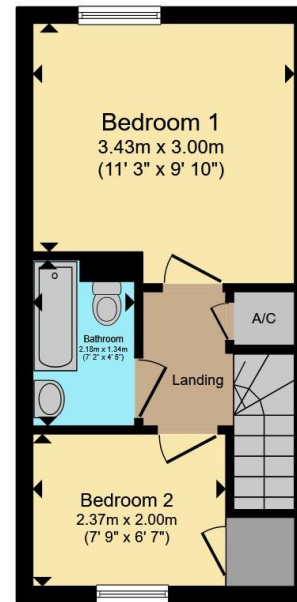








Ground Floor



First Floor

Total floor area 52.2 m² (562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STR108070



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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