

Peter Clarke



14 Fosseyway Crescent, Tredington, Shipston-on-Stour, CV36 4NX

- Extended Three Bedroom End Terrace Property
- Modern Fitted Kitchen Leading Through to Dining Area
- Sitting Room with Open Fire
- Modern Bathroom to First Floor & Downstairs WC
- Study/Playroom, Boot Room & Utility
- Good Sized Garden to Rear with Garage & Access
- South West Facing Rear Garden



£335,000

A three bedroom end terrace property with spacious and versatile accommodation. The extended property benefits from the addition of a study, utility room and cloakroom. There is also a large garden with garage and rear access. TREDINGTON is an attractive village situated approximately 2½ miles from Shipston on Stour and 8 miles from Stratford upon Avon. The village has a Church and public house, wider facilities being available in the nearby towns of Shipston on Stour and Stratford upon Avon. The village is also well placed for access to the M40 motorway at either Warwick Junction 13 or Gaydon Junction 12 and the nearby Fosseway.

**ACCOMMODATION**

The front porch opens into a hall which has doors leading to the sitting room and kitchen. The sitting room has an attractive fireplace with open fire and under stairs storage cupboard. The kitchen has a range of base, wall and drawer units with work surfaces over, an integrated electric oven and gas hob with extractor above and a useful breakfast bar. The dining room has patio doors leading out to the rear garden. A door from the kitchen leads out to the utility room, wc, study and boot room which also has two external doors. To the first floor there are three double bedrooms and a modern bathroom. Outside there is a small front garden and side gate which leads to the large rear garden which also has rear access providing off road parking and a shed and garage.

**GENERAL INFORMATION**

**TENURE** The property is understood to be freehold although we have not seen evidence. 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 Stratford on Avon District Council and is understood to lie in Band C.

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

**VIEWING:** By Prior Appointment with the Selling Agents.

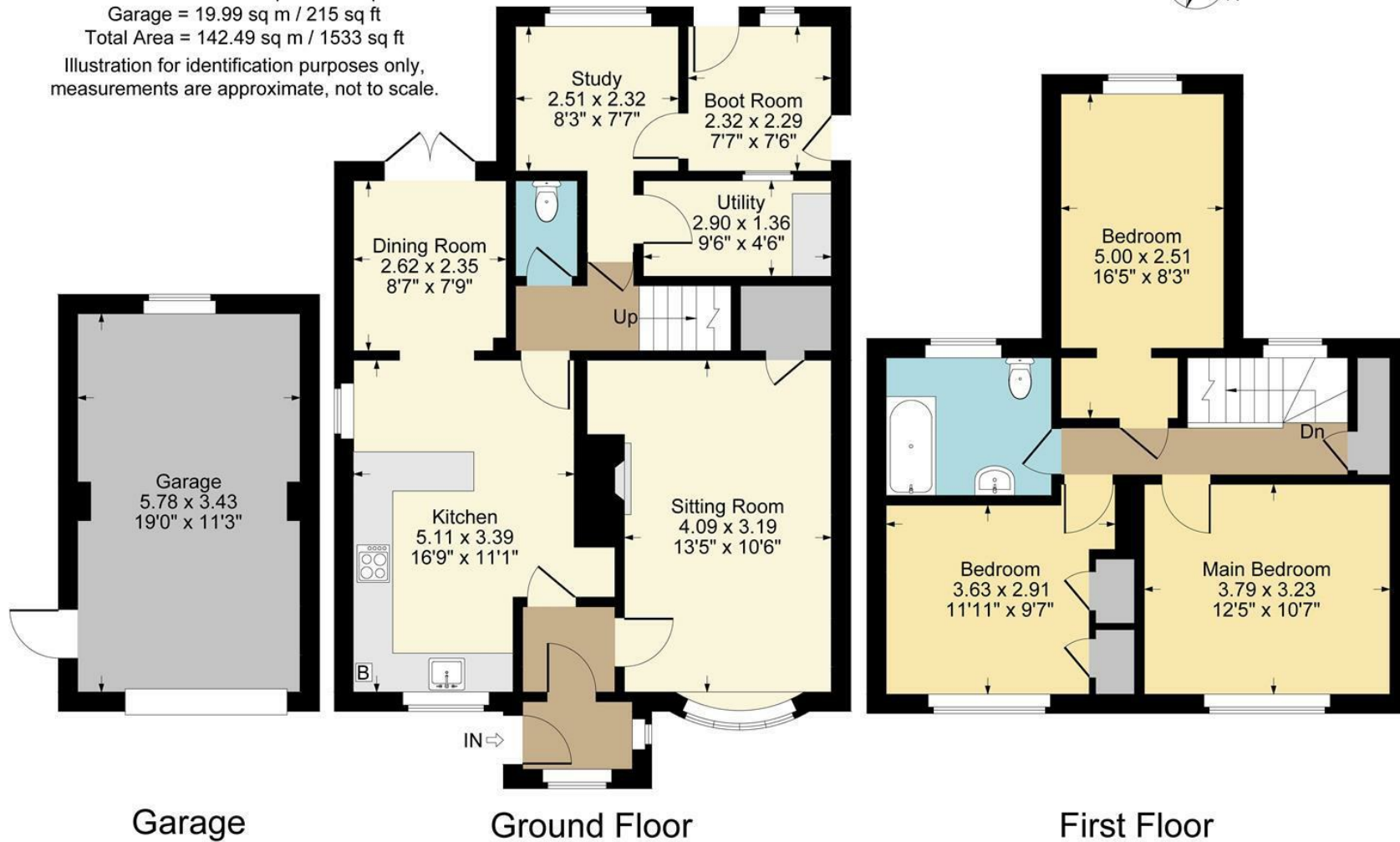
**REGULATED BY RICS**



14 Fosseyway Crescent, Tredington



Approximate Gross Internal Area  
 Ground Floor = 72.04 sq m / 775 sq ft  
 First Floor = 50.46 sq m / 543 sq ft  
 Garage = 19.99 sq m / 215 sq ft  
 Total Area = 142.49 sq m / 1533 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

