

Peter Clarke



18 Manor Farm Road, Tredington, Shipston-on-Stour, CV36 4NZ

- Semi Detached Property with Large Garden
- Potential to Extend Subject to Planning Permission
- Sitting Room, Dining Room & Kitchen to Ground Floor
- Three Bedrooms, Bathroom & Seperate WC to First Floor
- Garage & Off Road Parking
- NO ONWARD CHAIN



£295,000

A traditional style semi-detached three bedroom property close to the primary school in Tredington. 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

ENTRANCE PORCH leading to ENTRANCE HALL which has stairs leading to the first floor. SITTING ROOM with feature fireplace and gas fire with double doors leading through to DINING ROOM which has French doors out to the rear garden. KITCHEN with a range of base wall and drawer units with work surfaces over, stainless steel sink and drainer and free standing gas cooker. To the first floor there are three BEDROOMS and a BATHROOM with separate WC.. OUTSIDE to the front of the property is a driveway providing off road parking and a garage with up and over door, power and light. The large rear garden has a patio area, lawn, established borders , greenhouse and shed and gravel area.

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 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

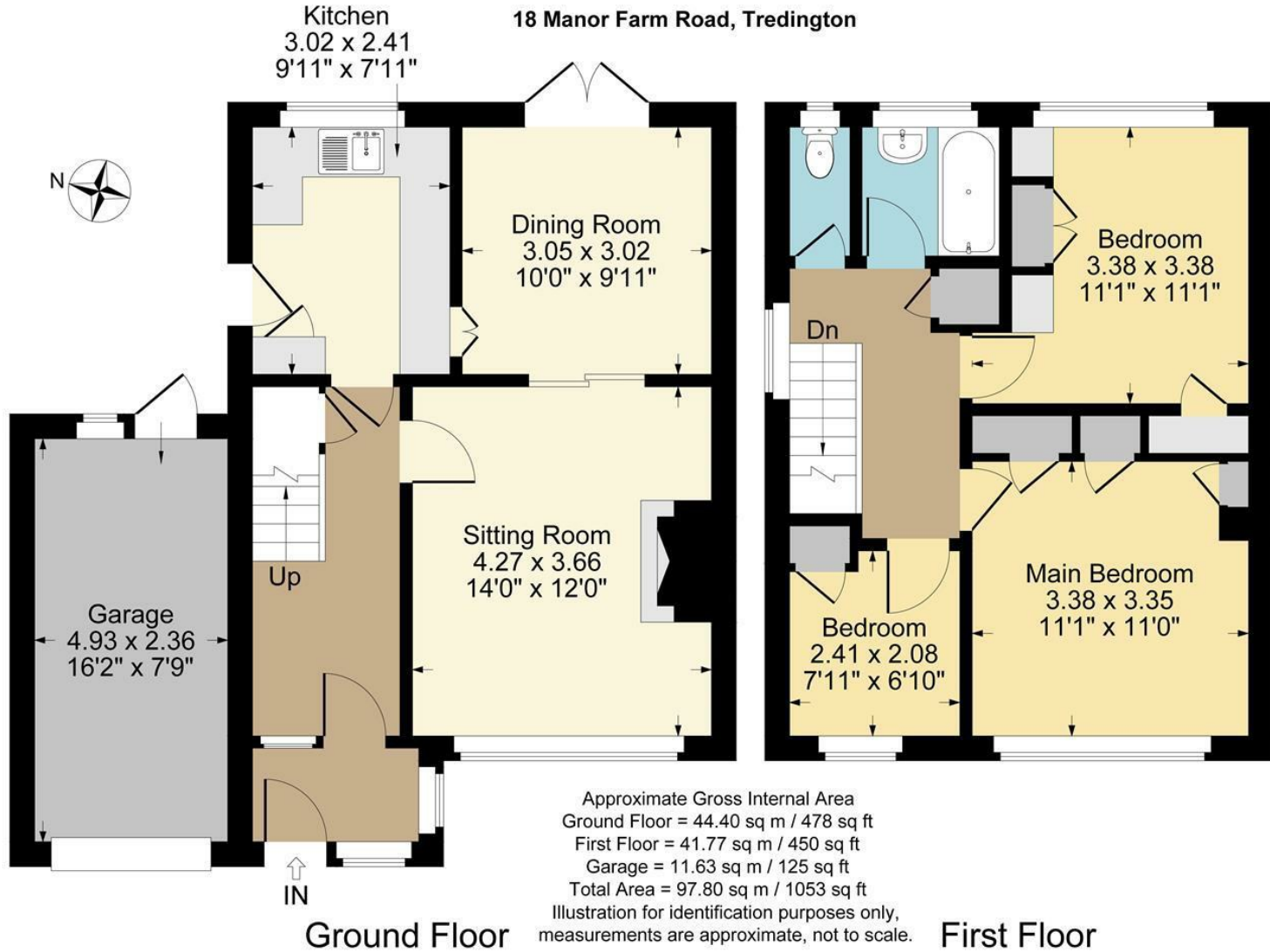
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



18 Manor Farm Road, Tredington





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.

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