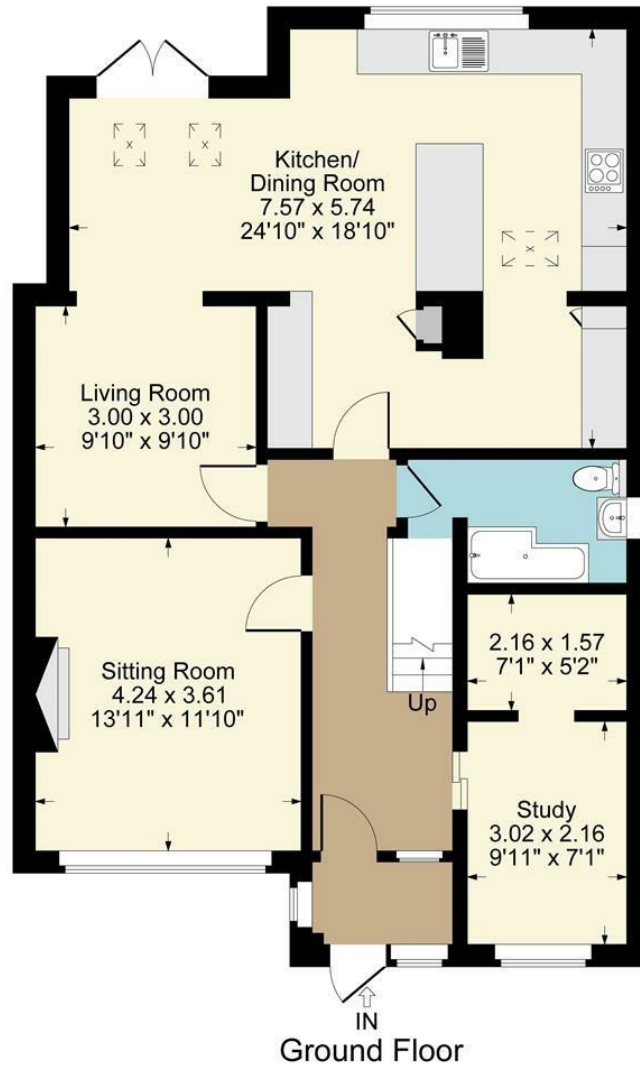


Peter Clarke

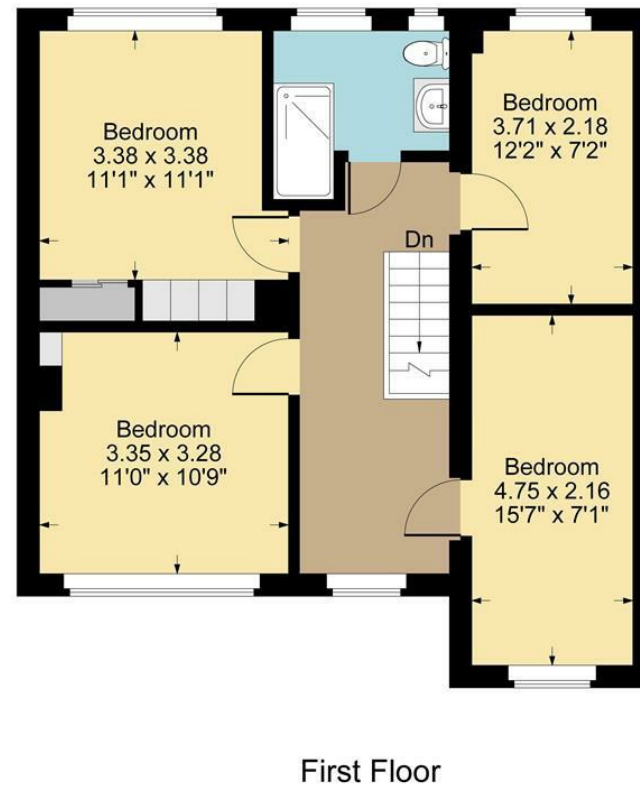


36 Manor Farm Road, Tredington, Shipston-on-Stour, CV36 4NZ

36 Manor Farm Road, Tredington



Approximate Gross Internal Area
 Ground Floor = 90.38 sq m / 973 sq ft
 First Floor = 62.02 sq m / 668 sq ft
 Total Area = 152.40 sq m / 1641 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Popular village location
- Four bedrooms, shower room and ground floor bathroom
- Flexible accommodation
- Open plan kitchen/dining room
- Two reception rooms and a study
- Generous landscaped garden
- Useful summer house
- Viewing highly recommended



£550,000

An extended and much improved four bedroom semi-detached house located towards the end of a popular cul de sac. Three car driveway to front and a generous garden to rear. Two reception rooms, study and an open plan kitchen/dining room.

ACCOMMODATION

ENTRANCE PORCH

leading to

ENTRANCE HALL

with wood effect flooring.

GROUND FLOOR BATHROOM

with opaque window to side, P shaped bath with shower over, wash hand basin, wc, chrome heated towel rail. Open fronted cloaks cupboard with shelving, tiled walls and floor.

STUDY

with window to front. Could also be used as a ground floor bedroom with a dressing area. Wood effect flooring.

SITTING ROOM

window to front, wood effect flooring.

OPEN PLAN KITCHEN/DINING ROOM

with range of matching wall and base units, wooden work top over incorporating one and a half bowl sink with drainer and four ring ceramic hob, three integrated ovens and a microwave, space for further appliances. Island

unit with breakfast bar, fitted cupboard and drawers. Wall mounted combination boiler, windows and double doors to rear, wood effect flooring throughout. Opens into a living area with wood effect flooring.

FIRST FLOOR LANDING

with hatch and ladder leading to part boarded loft with light.

FOUR DOUBLE BEDROOMS

SHOWER ROOM

with walk in shower cubicle, wash hand basin unit, wc, chrome heated towel rail, tiled walls and floor.

OUTSIDE

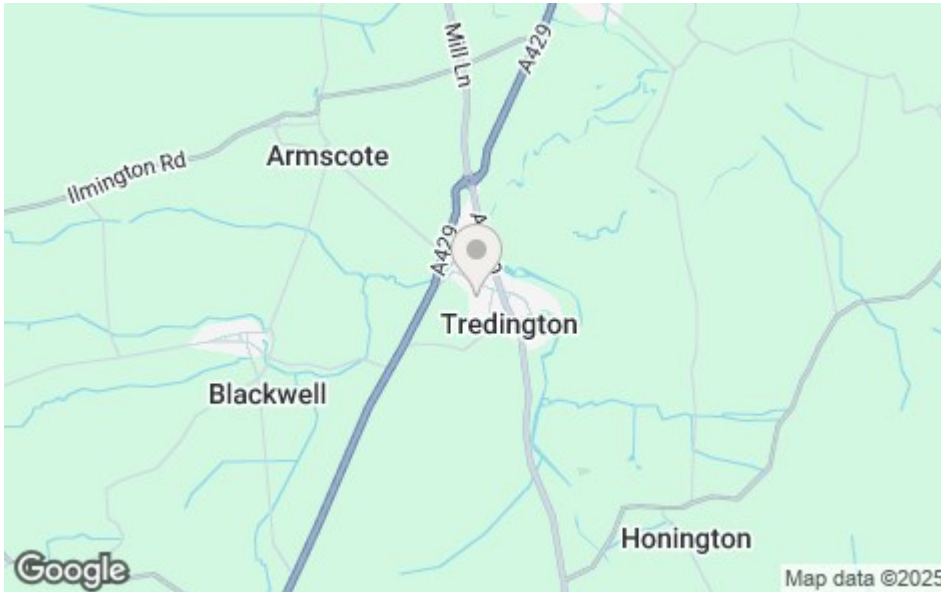
To the front is a brick paved driveway. Side gate and path leads to the rear.

REAR GARDEN

being a good size, with a southerly aspect. Mix of brick paved patio, stone chipping pathways, laid to lawn, planted beds, mature shrubs and trees, water feature and pond, sunken trampoline, rear decked seating area with timber framed summer house. External power, light and water.







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 and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



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

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Peter Clarke

