



Connells

Duffus Hill
Moreton Morrell Warwick



Property Description

Rare opportunity to refurbish and modernise this fantastic three bedroom end terrace property, located in the heart of the sought after village of Moreton Morrell, offering a generous rear garden and spacious living accommodation throughout!

Introduction

The charming village of Moreton Morrell is conveniently situated for the Moreton Morrell College and only 3 miles from the well established village of Wellesbourne which lies 5 miles to the east of Stratford upon Avon and some six miles to the south of the County Town of Warwick and 7 miles from Leamington Spa. Local amenities within Wellesbourne include a variety of shops, Post Office, Co-op, inns, churches, medical centre, library, primary/junior school and bus services to neighbouring towns. Access to the M40 motorway can be from junction 13 (south only) or alternatively from Gaydon or Longbridge.

Entrance Hall

With door and window to front elevation, stairs rising to first floor and doors leading to kitchen and:

Kitchen Diner

13' 5" MAX x 12' 6" MAX (4.09m MAX x 3.81m MAX)
Having base units and sink and drainer unit, fireplace, storage heater, window to the front elevation and doors to Utility and;

Pantry

5' 4" x 2' 7" (1.63m x 0.79m)
Useful storage cupboard.

Rear porch/Utility

10' 5" x 5' 2" (3.17m x 1.57m)
Having shelving and window and door to the rear elevation.

Lounge

Having window to the rear elevation, storage heater and fireplace;

First Floor

Landing

Having doors to all bedrooms and bathroom;

Bedroom One

13' 4" x 11' 7" (4.06m x 3.53m)
Having cupboard housing immersion heater, storage heater and window to the rear elevation;

Bedroom Two

13' 4" MAX x 11' 6" MAX (4.06m MAX x 3.51m MAX)
Having loft access, storage heater and window to the rear elevation;

Bedroom Three

8' 3" x 7' 8" (2.51m x 2.34m)
Having storage heater and window to the front elevation;

Bathroom

Having WC, wash hand basin, bath and window to the front elevation;

Outside

Rear Garden

Mainly laid to lawn with gate to rear.

Front

Garage And Driveway

Concrete built garage to the rear of the property.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

Viewings

Strictly by appointment with the selling agent only.





To view this property please contact Connells on

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WELLESBOURNE CV35 9QP

EPC Rating: Awaited

view this property online connells.co.uk/Property/WBE103574

Tenure: Freehold



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