



Rumer Close, Long Marston, Stratford-Upon-Avon, CV37 8RB

Guide price £200,000



**** ATTENTION ** Three Bedroom Family Home ** Garage ** Driveway Parking ** Generous Garden ** EXCELLENT POTENTIAL TO IMPROVE AND UPDATE** NO ONWARD CHAIN **** Set in the sought-after village of Long Marston, this three-bedroom home offers spacious accommodation with excellent potential to update. The property includes a living room, kitchen/diner, utility, guest WC and integral garage, with three bedrooms and a family bathroom upstairs. Outside there is driveway parking and a generous private rear garden. Long Marston is a welcoming village surrounded by countryside, with a primary school, local amenities and easy access to Stratford-upon-Avon and the Cotswolds.



Set in the sought-after village of Long Marston, this three-bedroom family home offers spacious accommodation with excellent potential for updating. On the ground floor, the entrance hall leads to a guest WC, a generous living room and a kitchen/diner opening onto the rear garden. A separate utility room adds practicality, while the integral garage is ideal for storage or could offer scope for conversion, subject to the necessary consents.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Outside, the property features driveway parking to the front and a generous private garden to the rear, offering a lovely space to be landscaped and enjoyed.

Long Marston itself is a highly regarded village, combining the charm of a rural setting with excellent connections. Surrounded by beautiful countryside, it is known for its welcoming community, scenic walks and well-regarded primary school. The village also offers convenient access to Stratford-upon-Avon, the Cotswolds and a range of local amenities, making it an ideal location for family life.

This property represents a fantastic opportunity for buyers wishing to modernise and create a home tailored to their own taste.

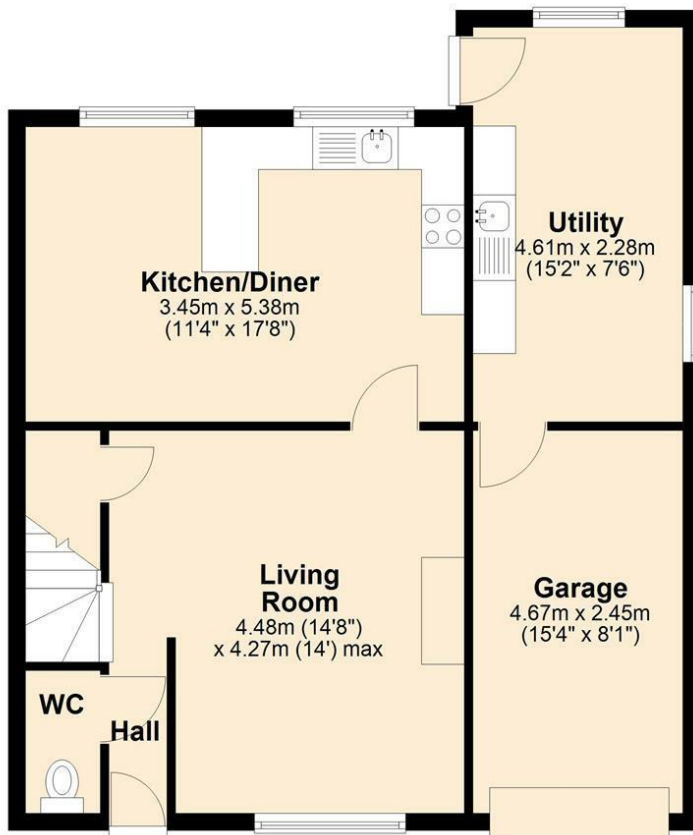
Hall	
Living Room	14'8" x 14'0" (4.48m x 4.27m)
Kitchen/Diner	11'3" x 17'7" (3.45m x 5.38m)
Utility	15'1" x 7'5" (4.61m x 2.28m)
W.C	
Landing	
Bedroom 1	14'6" x 9'1" (4.44m x 2.77m)
Bedroom 2	11'8" x 11'5" (3.56m x 3.48m)
Bedroom 3	8'3" x 8'3" (2.53m x 2.52m)
Bathroom	5'6" x 6'11" (1.68m x 2.11m)
Garage	15'3" x 8'0" (4.67m x 2.45m)





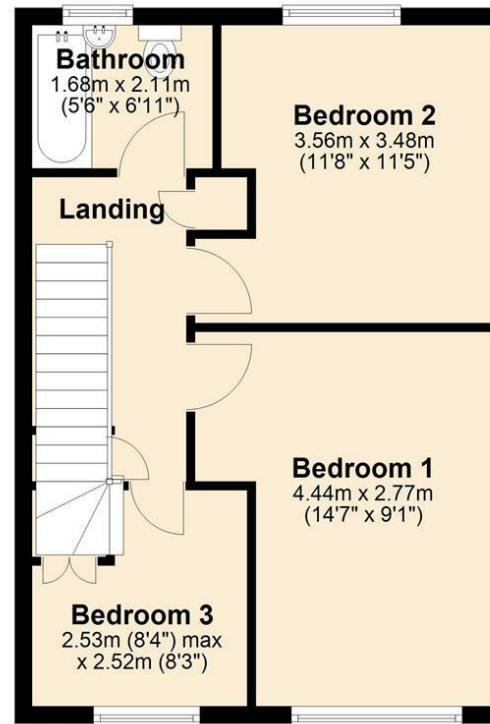
Ground Floor

Approx. 65.1 sq. metres (700.4 sq. feet)

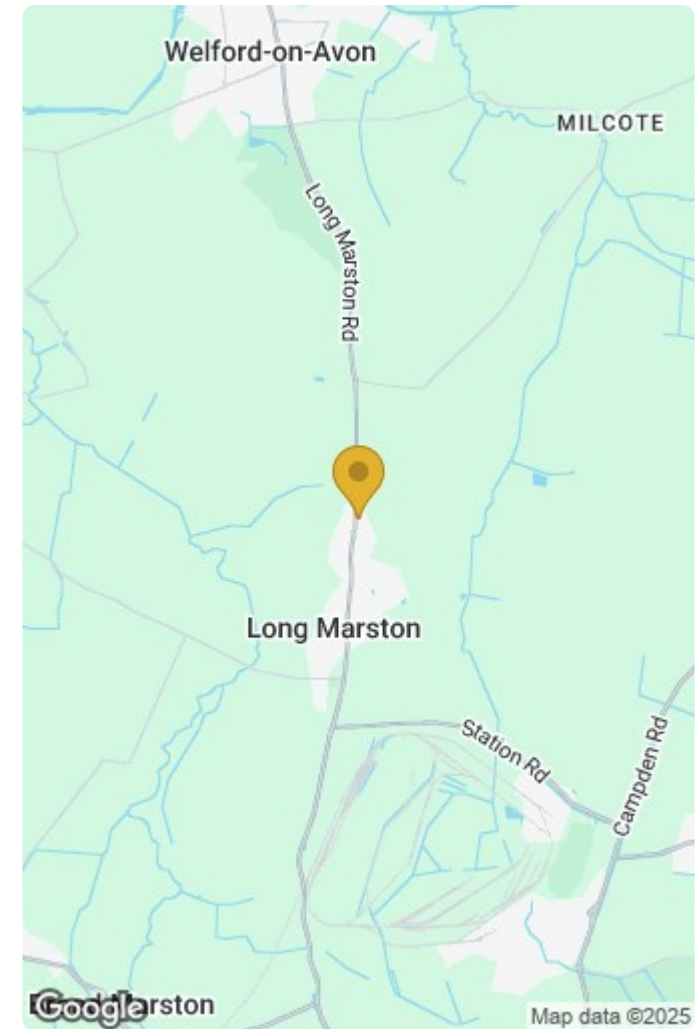


First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 108.1 sq. metres (1164.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	