



**Cooper Crescent, Long Marston Stratford-Upon-Avon CV37 8GT**

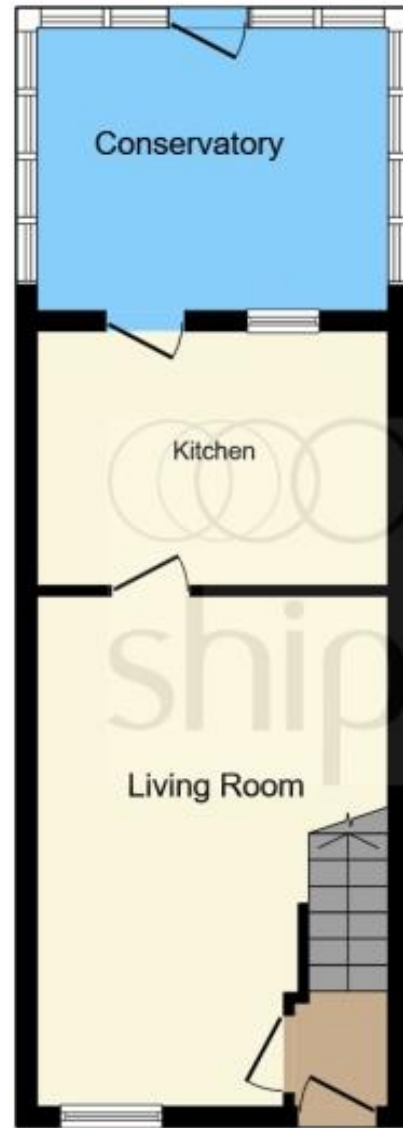


**welcome to**

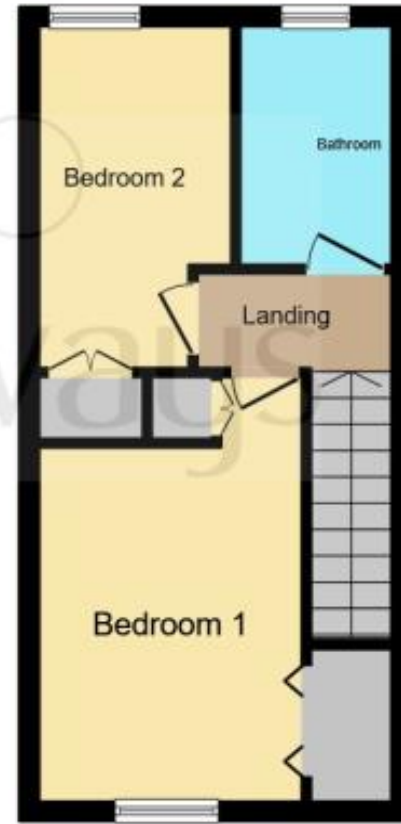
**Cooper Crescent, Long Marston Stratford-Upon-Avon**

This beautiful THREE BEDROOM SEMI DETACHED home located in the residential area of LONG MARSTON benefits from DRIVEWAY PARKING FOR MULTIPLE CARS, KITCHEN DINER, GENEROUS SIZED BEDROOMS, and a FANTASTIC REAR GARDEN SPACE. Perfect for families and first-time buyers. Call to book your viewing today!





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Approach

Via a pathway leading up to the front door with canopy over.

### Lounge

14' 7" max x 11' 9" (4.45m max x 3.58m)  
Double Glazed window to front. Central heating radiator

### Downstairs Toilet

Close coupled toilet. Sink and pedestal. Tiling to splash prone areas. Central heating radiator. Extractor fan.

### Kitchen

11' 8" max x 8' 8" max (3.56m max x 2.64m max)  
Double Glazed Window to rear. Double Glazed Double doors to rear. Wall and base units with worksurface over. Integrated appliances including washing machine, dishwasher, and oven. Sink and drainer with mixer tap over. Central heating radiator.

### Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m)  
Two Double Glazed windows to rear. Central heating radiator.

### Bedroom 3

11' 9" x 8' 10" (3.58m x 2.69m)  
Double Glazed window to rear. Central heating radiator.

### Bathroom

Obscure Double-Glazed window to rear. Bath with shower over. Close coupled toilet. Sink and pedestal. Tiling to splash prone areas. Extractor fan. Central heating radiator.

### Bedroom 1

18' 3" max x 8' 6" max (5.56m max x 2.59m max)  
Three ceiling windows. Central heating radiator. Storage cupboard.

### Frontage

Driveway parking for multiple vehicles.

### Rear Garden

Artificial grass. Fencing to sides and rear.

### Agents Note

"Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"



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## **Cooper Crescent, Long Marston Stratford- Upon-Avon**

- THREE BEDROOMS
- SEMI DETACHED
- KITCHEN DINER
- DRIVEWAY PARKING FOR MULTIPLE CARS
- GENEROUS SIZED REAR GARDEN

Tenure: Freehold EPC Rating: B

offers in excess of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RDC109967 - 0004

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