



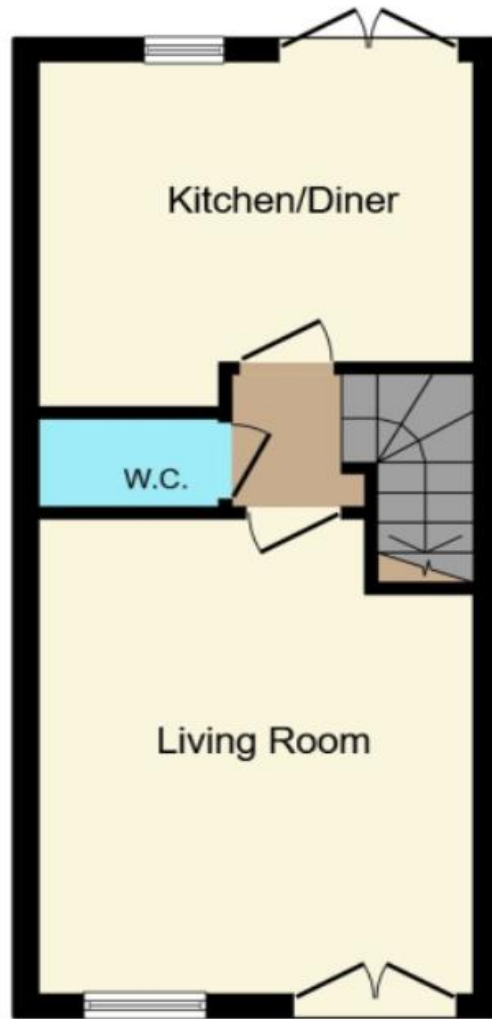
Cooper Crescent, Long Marston Stratford-Upon-Avon CV37 8GT

welcome to

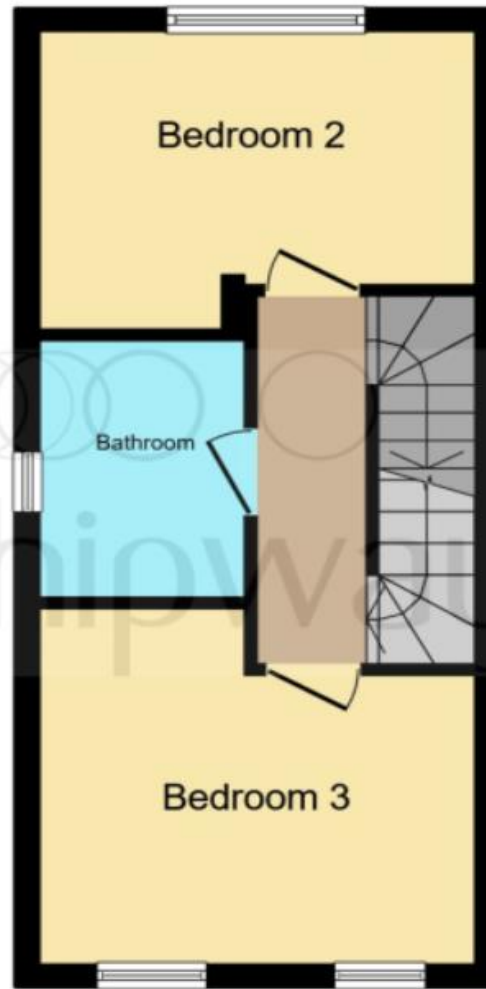
Cooper Crescent, Long Marston Stratford-Upon-Avon

COME AND TAKE A LOOK AT THIS THREE STOREY SEMI DETACHED HOME. Good condition throughout. GREAT SIZED REAR GARDEN. DOWNSTAIRS TOILET. KITCHEN DINER, LOUNGE. ALL BEDROOMS ARE GOOD SIZED. Don't miss the opportunity to BUY this fantastic home. Call u today.

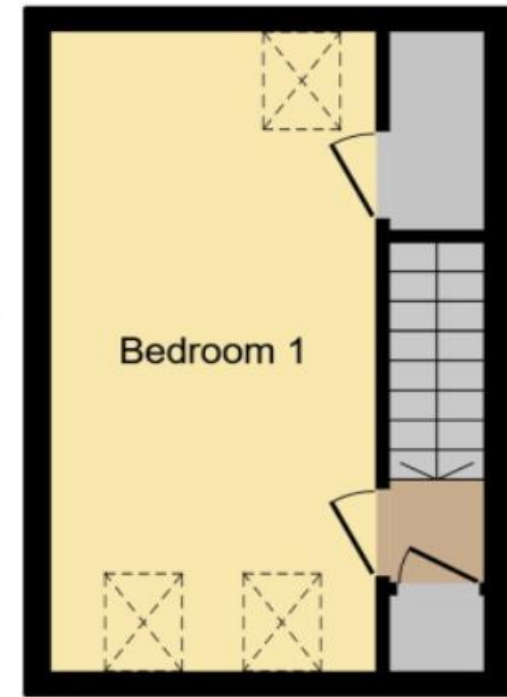




Ground Floor



First Floor



Second 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

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. Door to inner hall, with door to kitchen diner, downstairs Toilet and stairs to first floor landing.

Downstairs Toilet

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

Kitchen Diner

11' 8" max x 8' 8" max (3.56m max x 2.64m max)

Double Glazed Window to rear. Double Glazed Double patio doors to rear gives access to rear garden. A range of modern style wall and base units with worksurface over. Fitted oven, hob and chimney style extractor over. Stainless steel sink, mixer tap and drainer to side. Space for Washing machine and fridgefreezer and dishwasher. Central heating radiator.

First Floor Landing

Access to Bedroom Two and Three and Family bathroom. Stairs to top floor accommodation.

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.

Top Floor Landing

Access to Main Master bedroom and a storage cupboard.

Bedroom 1

18' 3" max x 8' 6" max (5.56m max x 2.59m max)

Three ceiling windows. Central heating radiator. Storage cupboard.

Front Garden

Laid lawn, PARKING for multiple vehicles.

Rear Garden

This has a good-sized rear garden, fantastic space to entertain or children to play in. Gated side access to frontage.



view this property online shipways.co.uk/Property/RDC109967



welcome to

Cooper Crescent, Long Marston Stratford-Upon-Avon

- THREE STOREY
- SEMI DETACHED
- KITCHEN DINER
- DOWNSTAIRS TOILET
- GREAT SIZED REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in the region of
£275,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/RDC109967



Property Ref:
RDC109967 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



01527 65155



Redditch@shipways.co.uk



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



shipways.co.uk