



### 3, Pipers Bath, Warwick

An exciting opportunity exists to acquire this three-bedroom detached house, situated in an elevated position just off the Fosse Way, at the edge of Moreton Morrell. The accommodation requires modernisation and attention and briefly comprises an entrance hall, WC, study, living room, kitchen, first-floor bathroom, separate WC, established gardens on all sides, and a garage. Energy rating: E. NO UPWARD CHAIN.

**Price Guide**  
**£450,000**





### 3 Pipers Bath Warwick

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#### Location

Pipers Bath is located on the eastern outskirts of the village and lies on the Lighthorne Road and just off the Fosse Way. It occupies an elevated position and comprises a group of three former farm worker's cottages accessed via an unmade and private road/drive. As you can see with the neighbouring property, the house has excellent potential for enlargement subject to the relevant planning consents.

Moreton Morrell is situated about seven miles to the South of Warwick. It has a church, primary school and a charming, real tennis court club. The village is highly regarded and is well-placed for access to Royal Leamington Spa, Warwick and Stratford-upon-Avon. Wellesbourne is a substantial village, about three miles distant, where there are excellent local amenities including local shops and a Medical Centre.

#### Approach

Through entrance door into:

#### Entrance Lobby

Quarry tiled floor, opening to Inner Lobby and doors to:

#### WC

WC, ceiling light point, double glazed window.

#### Boiler Room

Housing the floor mounted Worcester oil fired boiler, power and light.

#### Utility Room

8'3" max x 8'0" (2.54m max x 2.45m)

Ceramic sink unit, ceiling light point and a double glazed window to the rear aspect.

#### Inner Hall

7'11" x 7'8" max (2.43m x 2.34m max)

Cloaks area, metre cupboard, built-in storage cabinets and drawers, vertical radiator, and a double-glazed window to the front aspect.

#### Living Room

18'8" x 11'8" (5.70m x 3.56m)

Projecting chimney breast with a tiled surround fireplace and Parkray (condition not known). Period style radiator, double glazed windows to side and rear aspects, double glazed double opening doors to front aspect.

#### Kitchen

9'4" x 7'10" (2.86m x 2.40m)

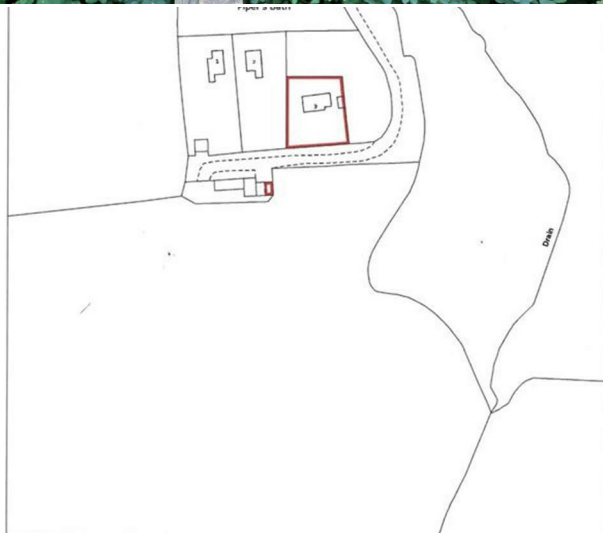
Worktops with inset single drainer sink unit, base and wall cabinets. Space for electric cooker, space for fridge/freezer, under stairs storage cupboard, double glazed window to rear aspect.

Stairs with rising to:

#### First Floor Landing

Access to roof space, double glazed window to front aspect, downlighters. Doors to:





#### WC

Low flush WC, double glazed window.

#### Bedroom One

10'9" x 9'0" (3.29m x 2.75m)

Built-in storage cupboards, radiator, and a double-glazed window to the front aspect.

#### Bedroom Two

10'8" x 9'0" (3.26m x 2.75m)

Built-in double door wardrobe with storage cupboards above, radiator, and double-glazed windows to the front and side aspects.

#### Bedroom Three

9'5" x 6'9" (2.88m x 2.06m)

Alcove with high-level storage cupboards, radiator, double-glazed windows to side and rear aspects.

#### Bathroom

White suite comprising a bath with a mixer tap and shower attachment, a wall-hung wash hand basin with a drawer below. Heated towel rail, built-in Airing Cupboard, additional double door storage cupboard, double glazed window to rear.

#### Outside

3 Pipers Bath is the first of three dwellings, set in mature gardens. The property is believed to have been built in the 1950s or 1960s, constructed of brick under a tiled roof. The property is detached and set in mature gardens with a separate garage across the access way.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

Mains electricity is understood to be connected, and heating is by way of an oil-fired system. There is a private and a shared spring water supply, as well as a shared septic tank drainage system. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot provide any warranties in this respect. Interested parties are invited to make their own enquiries.

#### Council Tax

The property is in Council Tax Band "D" - Stratford District Council

#### Postcode

CV35 9DQ

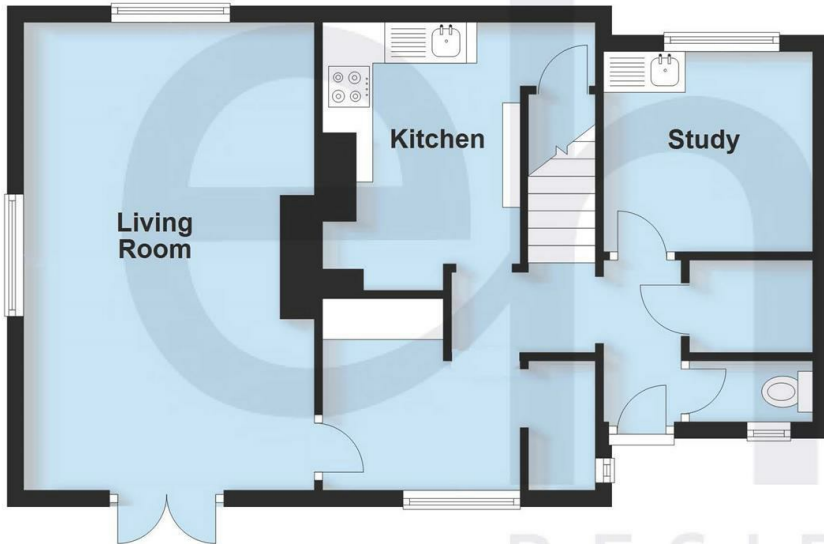
#### Single sectional concrete Garage

4.80m x 2.36m

With a corrugated roof and timber doors.

### Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 92.2 sq. metres (992.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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	

Warwick Office  
17-19 Jury St  
Warwick  
CV34 4EL

01926 499540

ehbresidential.com

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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