1, Oaktree Cottages Oaktree Close, Moreton Morrell, Warwick, CV35 9BB

- Sought After Village Location
- Living - Dining
- Kitchen
- Downstairs Cloakroom
- Two Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Well Presented Throughout
- EPC Rating C

2 1 1

Offers Over £255,000

ACCOMODATION
Front door into entrance hallway with stairs rising to the first floor. Oak door into the kitchen which offers a range of wall and base units with integrated appliances to include fridge freezer, oven, hob, extractor above and inset stainless steel sink and drainer with window overlooking the front aspect. A useful under stairs cupboard housing heating system.
Door into the living-dining area with spotlights to ceiling, two velux windows and patio doors into the rear garden. Door into cloakroom which offers wc, wash hand basin and extractor fan.
The first floor landing with access to loft hatch. Bedroom one with wall mounted radiator and window to the rear aspect. Bedroom two with window to the front aspect and wall mounted radiator. Walk in storage cupboard and light.
Bathroom is fitted with a white suite comprising of 'P' shaped bath with rainfall shower head and shower attachment, wash hand basin, wc, heated towel rail, extractor and spotlights.

OUTSIDE
The rear garden with patio area and decking area with remainder laid with artificial grass. Timber fence to boundary. Shed and gated side access.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Air source heat pump and underfloor heating to the ground floor. Listed: No | Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

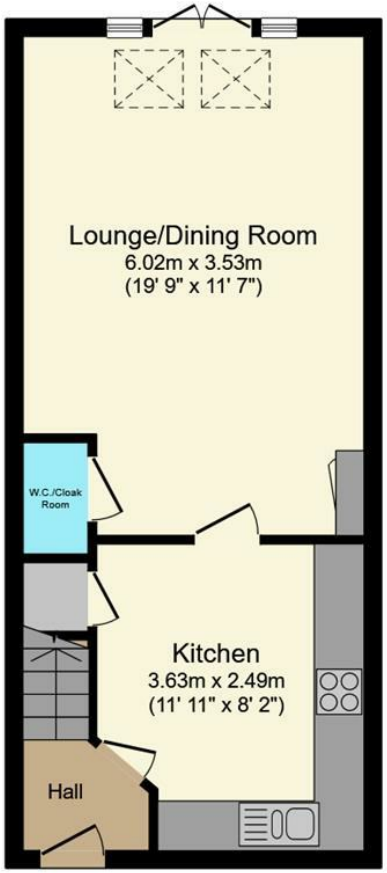
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

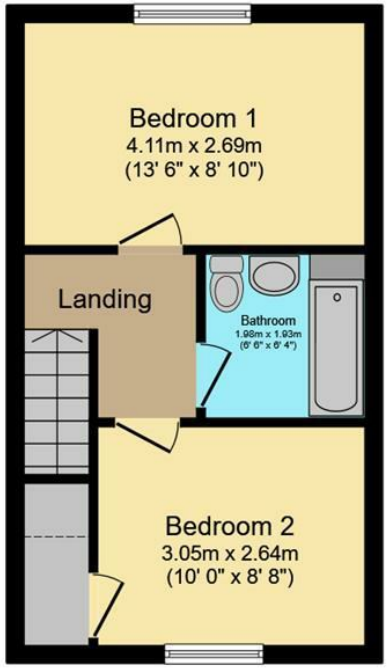
VIEWING: By Prior Appointment with the selling agent.

1 Oaktree Cottages, Warwick, CV35 9BB



Ground Floor

Floor area 40.4 sq.m. (435 sq.ft.)



First Floor

Floor area 30.9 sq.m. (333 sq.ft.)

Total floor area: 71.3 sq.m. (768 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke