

138 Fosseway Avenue, Moreton-In-Marsh, GL56 0EH

- No chain,
- Three-bedroom end of terrace
- Garage and driveway
- Generous gardens
- National Rail services to London
- Local primary school, shops and amenities,
- Huge potential to extend (subject to planning permission)

3 1 1

Asking Price £299,950

An excellent opportunity to purchase this three-bedroom end-terrace house in a popular residential area of Moreton-in-Marsh.

ACCOMMODATION
Entrance hall with understairs storage cupboard, a kitchen with space for appliances and a fitted oven, a living room with bay window to the front and door to the conservatory. Upstairs there is a landing with airing cupboard, three bedrooms and a bathroom. Outside to the front is a mix of stone chippings and paved pathways. There is scope to extend to the side, subject to planning. The garage is in a block, with an up and over door and a pedestrian door to the garden. Outside to the rear is a mix of stone chipping pathways, laid to lawn, with further allotment area at the rear of the garage.

GENERAL INFORMATION
TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas and electricity are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

LISTED: no

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 70% O2(Checked on Ofcom Jun26)

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

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

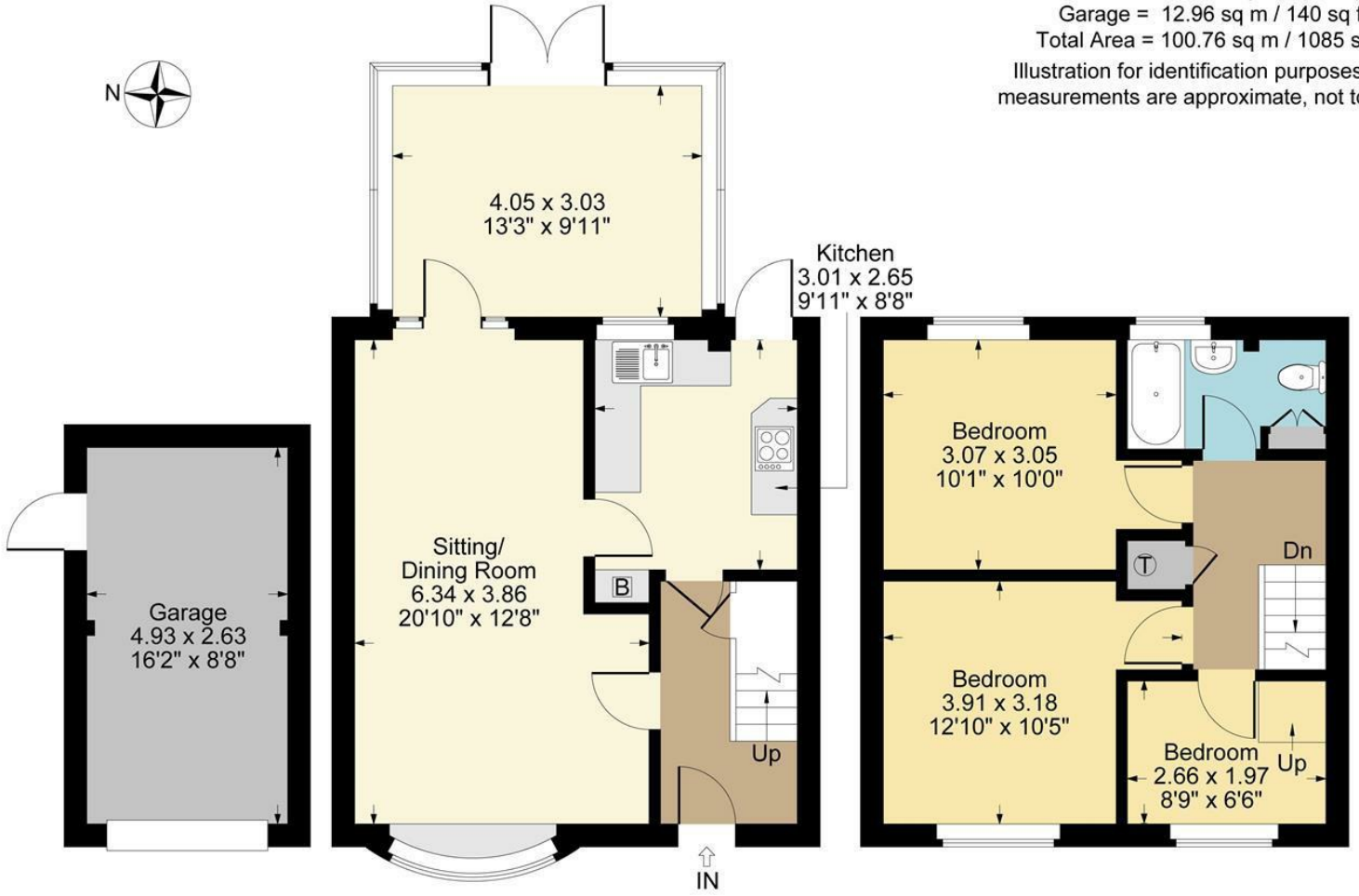
VIEWING: By Prior Appointment with the selling agent.





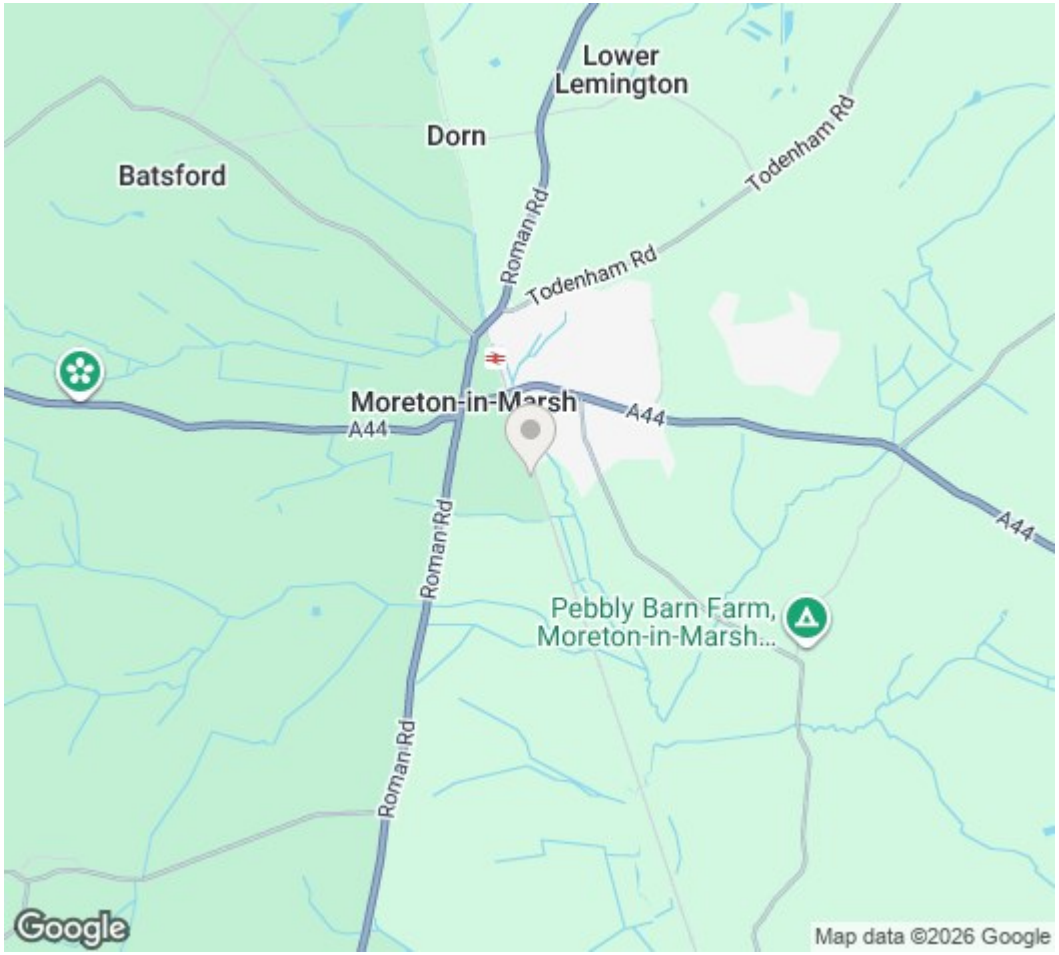


Approximate Gross Internal Area
Ground Floor = 51.03 sq m / 549 sq ft
First Floor = 36.77 sq m / 396 sq ft
Garage = 12.96 sq m / 140 sq ft
Total Area = 100.76 sq m / 1085 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.









DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth