



**Rumer Close, Long Marston, Stratford-Upon-Avon, CV37 8RB**

**Guide price £200,000**



**\*\* ATTENTION \*\* Three Bedroom Family Home \*\* Garage \*\* Driveway Parking \*\* Generous Garden \*\* EXCELLENT POTENTIAL TO IMPROVE AND UPDATE\*\* NO ONWARD CHAIN \*\*** Set in the sought-after village of Long Marston, this three-bedroom home offers spacious accommodation with excellent potential to update. The property includes a living room, kitchen/diner, utility, guest WC and integral garage, with three bedrooms and a family bathroom upstairs. Outside there is driveway parking and a generous private rear garden. Long Marston is a welcoming village surrounded by countryside, with a primary school, local amenities and easy access to Stratford-upon-Avon and the Cotswolds.



Set in the sought-after village of Long Marston, this three-bedroom family home offers spacious accommodation with excellent potential for updating. On the ground floor, the entrance hall leads to a guest WC, a generous living room and a kitchen/diner opening onto the rear garden. A separate utility room adds practicality, while the integral garage is ideal for storage or could offer scope for conversion, subject to the necessary consents.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Outside, the property features driveway parking to the front and a generous private garden to the rear, offering a lovely space to be landscaped and enjoyed.

Long Marston itself is a highly regarded village, combining the charm of a rural setting with excellent connections. Surrounded by beautiful countryside, it is known for its welcoming community, scenic walks and well-regarded primary school. The village also offers convenient access to Stratford-upon-Avon, the Cotswolds and a range of local amenities, making it an ideal location for family life.

This property represents a fantastic opportunity for buyers wishing to modernise and create a home tailored to their own taste.

|               |                               |
|---------------|-------------------------------|
| Hall          |                               |
| Living Room   | 14'8" x 14'0" (4.48m x 4.27m) |
| Kitchen/Diner | 11'3" x 17'7" (3.45m x 5.38m) |
| Utility       | 15'1" x 7'5" (4.61m x 2.28m)  |
| W.C           |                               |
| Landing       |                               |
| Bedroom 1     | 14'6" x 9'1" (4.44m x 2.77m)  |
| Bedroom 2     | 11'8" x 11'5" (3.56m x 3.48m) |
| Bedroom 3     | 8'3" x 8'3" (2.53m x 2.52m)   |
| Bathroom      | 5'6" x 6'11" (1.68m x 2.11m)  |
| Garage        | 15'3" x 8'0" (4.67m x 2.45m)  |





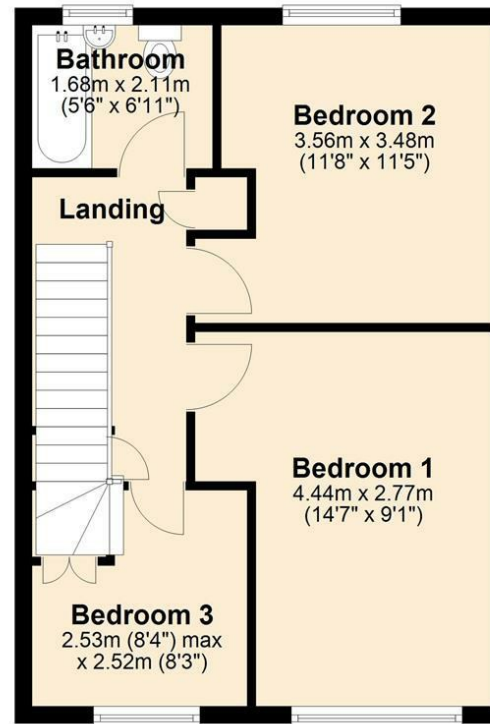
## Ground Floor

Approx. 65.1 sq. metres (700.4 sq. feet)

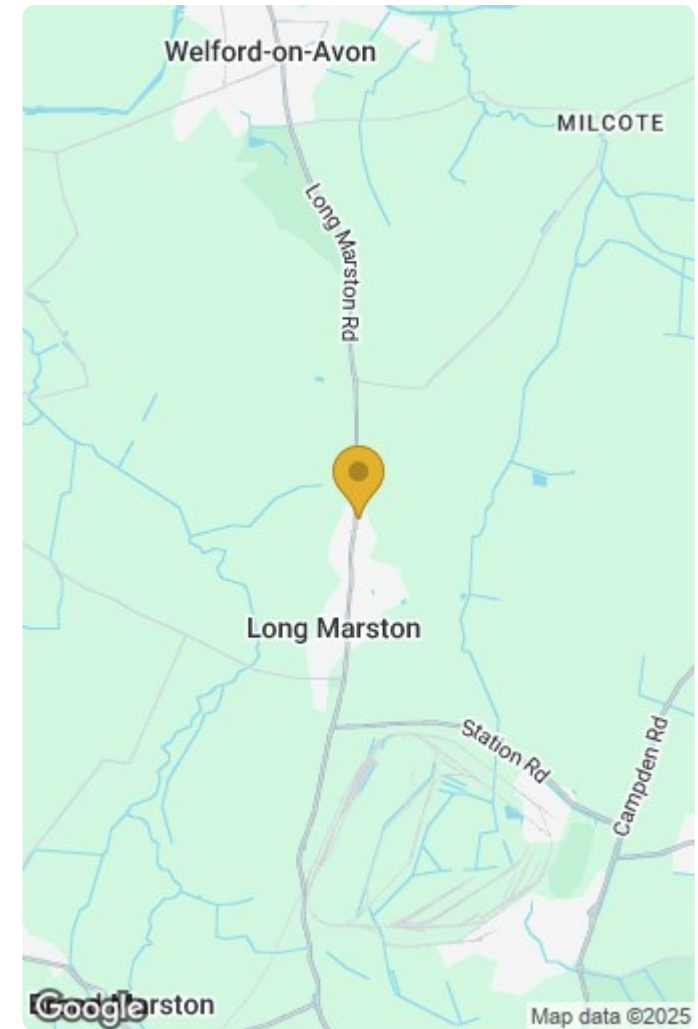


## First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 108.1 sq. metres (1164.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |