

14 Cotswold Close, Tredington, Shipston-on-Stour, CV36 4NR

- Detached dormer bungalow
- Four bedrooms, two bathrooms
- In out driveway and detached garage
- Mature gardens
- Cul-de-sac location
- Very well presented
- No onward chain

4 2 2

£529,950

NO CHAIN. A very well presented four bedroom, two bathroom detached dormer house located in a tucked away position along a cul-de-sac in the popular South Warwickshire village of Tredington. Outside you will find an in-and-out driveway, detached garage with rear store and a mature rear garden with a private feel to it. Further benefits include flexible and spacious accommodation with an open plan kitchen/dining room, sitting room, office, two ground floor bedrooms and a bathroom. The first floor has two double bedrooms and a shower room.

ACCOMMODATION

GROUND FLOOR
Entrance hall with storage, ground floor bathroom, double bedroom with range of wardrobes, double bedroom, sitting room with feature fireplace, office with dual aspect, kitchen/diner with dual aspect with a range of wall and base units, range cooker, integrated dishwasher and fridge.

FIRST FLOOR
Landing, shower room, double bedroom with eaves storage, bedroom with fitted wardrobes.

OUTSIDE
In and out driveway planted beds canopy porch, stone chipping beds, detached garage. At the rear there is a double-glazed store with power and water, paved walkways and patios, laid to lawn, planted beds, mature shrubs, trees and two sheds.

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 mains gas, electricity, water and drainage 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.

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

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

VIEWING: By Prior Appointment with the selling agent.







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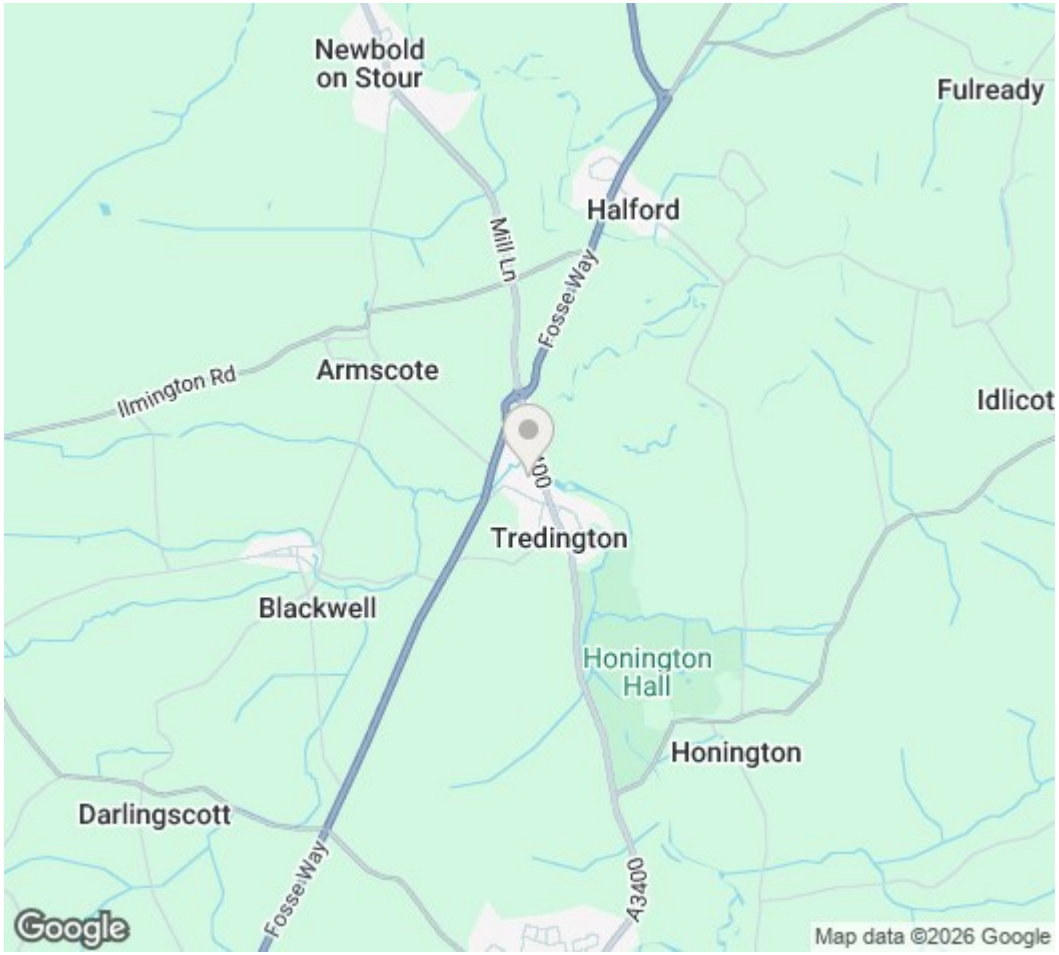
Approximate Gross Internal Area
Ground Floor = 93.29 sq m / 1004 sq ft
First Floor = 40.10 sq m / 432 sq ft
Garage = 17.64 sq m / 190 sq ft
Total Area = 151.03 sq m / 1626 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Denotes restricted head height







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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Winkworth