

Peter Clarke



21 Manor Farm Road, Tredington, Shipston-on-Stour, CV36 4NZ

- Three bedroom semi-detached house
- Driveway and garage
- Front and rear gardens with views beyond
- Sitting/dining room, kitchen/breakfast room
- Three bedrooms and bathroom
- Viewing highly recommended



Asking Price £320,000

NO CHAIN. A superb opportunity to update this extended three bedroom semi-detached house with driveway, garage, garden and views.

ACCOMMODATION

Entrance hall with under stairs storage cupboard. Sitting Room with window to front, feature electric fireplace. Opens into Dining Room with sliding doors to conservatory, door to rear. Kitchen/Breakfast Room with two windows to rear, range of matching wall and base units with work top over incorporating stainless steel sink with drainer, gas cooker and space for further appliances, wall mounted Worcester boiler, tiled flooring throughout. Rear Hall with door to rear. Cloakroom with wc.

Landing with loft hatch, ladder, boarding and light. Airing cupboard housing immersion water tank. Bedroom with window to rear, two fitted double wardrobes, and fitted drawers. Bedroom with window to front, fitted double wardrobe, drawers and dresser unit, two further fitted wardrobes. Bedroom with window to front, storage cupboard with shelving, currently used as a study. Bathroom with opaque window to rear, bath with shower over, wash hand basin. Separate wc.

Outside to front is a driveway, paved pathway, partly laid to lawn, gate to side. Garage with up and over door, pedestrian door to rear, power and light. To the rear, a two tiered garden with a mix of paved pathways, patios, laid to lawn, planted beds, shrubs and trees. Timber shed with power. Panel fence and hedgerow boundaries.

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 electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

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.

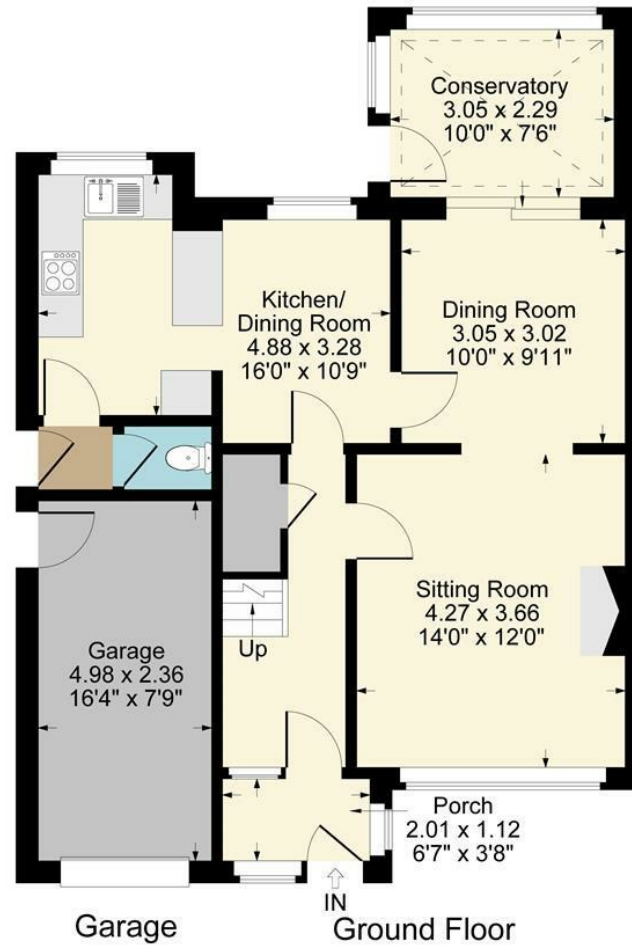
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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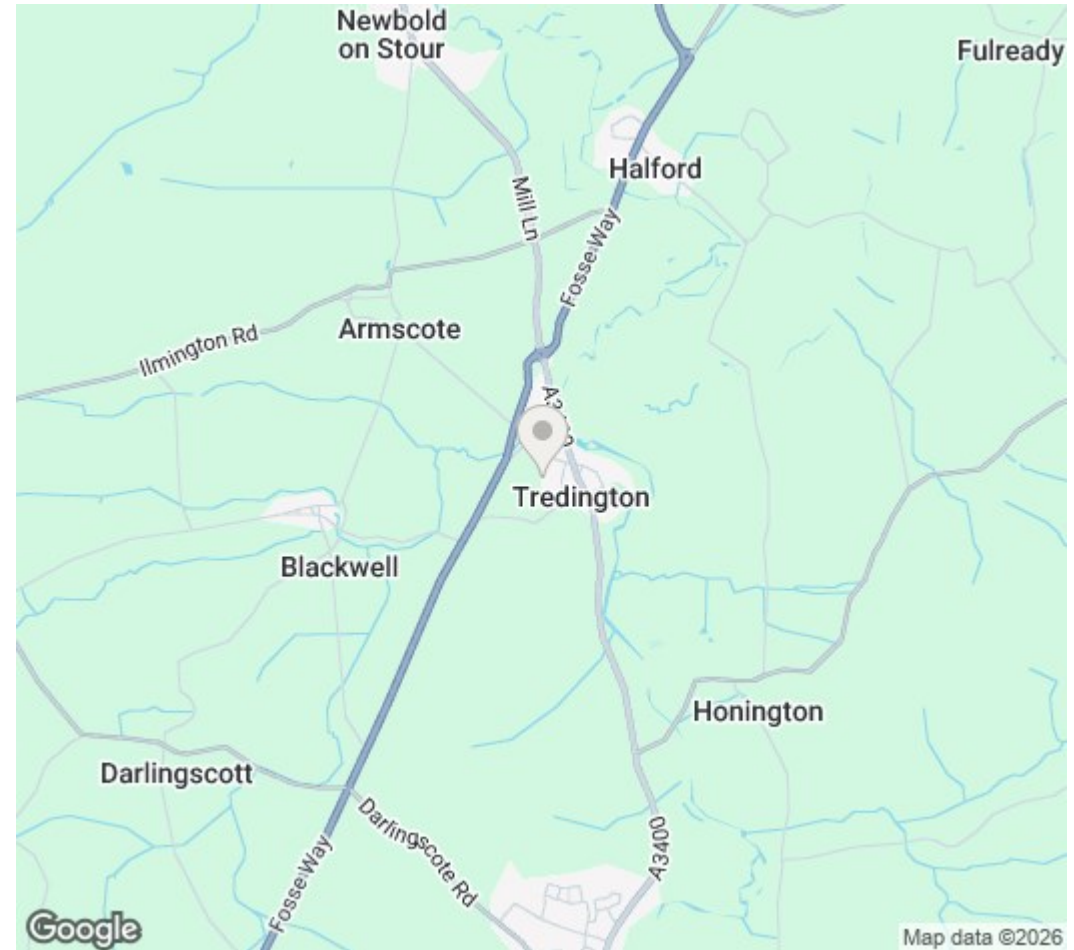


 Denotes restricted head height



First Floor

Approximate Gross Internal Area
 Ground Floor = 61.78 sq m / 665 sq ft
 First Floor = 42.29 sq m / 455 sq ft
 Garage = 11.57 sq m / 125 sq ft
 Total Area = 115.64 sq m / 1245 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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.

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

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