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MORETON MORRELL

# 42 OAKTREE CLOSE
# MORETON MORRELL
# WARWICKSHIRE
# CV35 9BB

*3 miles from Wellesbourne village centre, 8 miles to Stratford-upon-Avon, 6 miles to Warwick and Leamington Spa, 5 miles to Junction 12 of the M40 motorway at Gaydon*

## A MID-TERRACE THREE-BEDROOM HOUSE OFFERING OPPORTUNITY FOR MODERNISATION & IMPROVEMENT

- Entrance Hall
- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Enclosed rear garden
- EPC Band E

**VIEWING STRICTLY BY APPOINTMENT**
**01926 640 498**
**sales@colebrookseccombes.co.uk**

Moreton Morrell lies approximately mid way between the larger villages of Kineton and Wellesbourne, both of which offer a wide range of facilities, including, pubs, restaurants, shops, medical facilities and educational facilities. Moreton Morrell offers a popular primary school and community run Public House, Agricultural College and a Real Tennis Club.
The nearby larger towns of Stratford-upon-Avon and Leamington Spa, offer a wider range of services and facilities.

42 Oaktree Close is understood to have been constructed in the mid-20th century and comprises a mid-terrace two-storey three-bedroom house, with the benefit of uPVC double glazing and gas-fired central heating throughout. A single-storey extension to the rear increases the ground floor area of the property and provides a larger kitchen with door opening to the enclosed split-level garden at the rear. The property offers opportunity for improvement, redecoration and modernisation.

### THE GROUND FLOOR

Entrance Hall with obscured glazed front door and matching window to side, staircase to first floor and understairs cupboard. Kitchen with glazed door and window to rear garden. Fitted with a range of matching units to opposite walls and incorporating stainless steel single bowl single drainer sink with mixer tap, inset electric hob with single electric oven under, range of drawers and cupboards, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer and tiled floor. Living Room double aspect to front and rear of the property with shelving to one wall.

### THE FIRST FLOOR

Landing. Bedroom One (double) outlook to the rear of the property. Bedroom Two (double) outlook to the front of the property and airing cupboard with wall-mounted gas-fired boiler. Bedroom Three (single) outlook to the front of the property. Bathroom panelled bath with glass shower screen and electric shower unit over, pedestal wash basin, close coupled WC and obscured glazed windows.

### OUTSIDE

To the front, a small garden is laid to lawn with ornamental shrubs and pathway to front door. A shared passage between leads to rear garden with paved patio adjoining the rear of the property and outside lighting. Brick built shed and gated storage area with gas cylinders. Steps lead up to lawn with raised decking and mature shrubs, trees and planting.

## GENERAL INFORMATION

Tenure
Freehold with Vacant Possession.
Services
Mains water, drainage and electricity are connected. LPG fired central heating. Ofcom Broadband availability: *Ultrafast.*
Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodaphone.*
Council Tax
Payable to Stratford District Council, Listed in Band C
Energy Performance Certificate
Current: 50 Potential: 70 Band: E
Fixtures and Fittings
All items mentioned in these sale particulars are included in the sale. All other items are excluded.
Money Laundering Regulation & Proceeds of Crime Act
Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale
Directions CV35 9BB
From the village centre and the Black Horse Pub, proceed North through the village, down the hill and take the second turning into Oaktree Close. Proceed into the close where the property will be found on the left-hand side overlooking the area of green parkland, identified by our For Sale board.
What3Words: ///lilac.trunk.ally
IMPORTANT NOTICE
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

**CS-2350/31/10/2026**

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