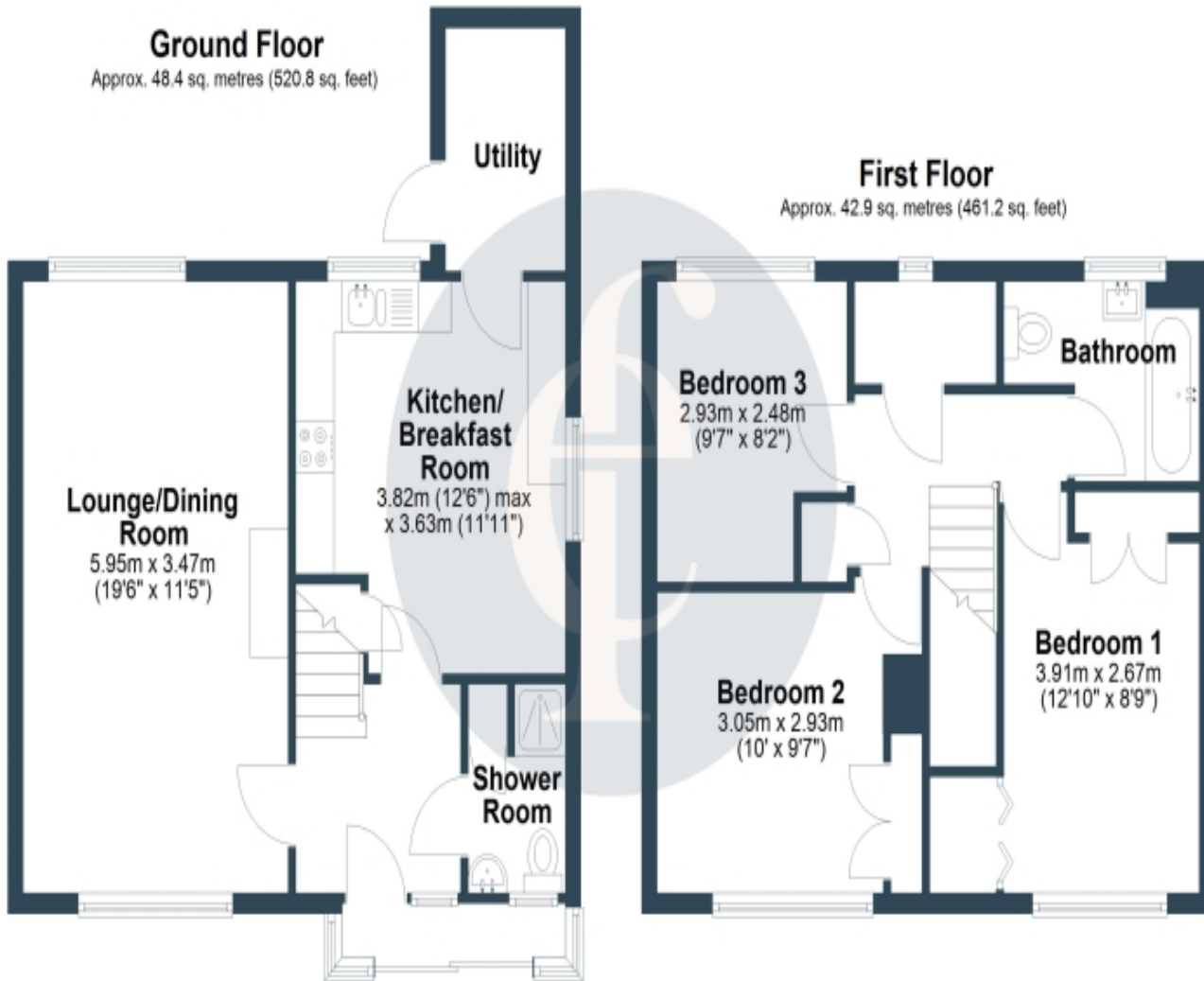




**Middleton Close Upper Tysoe, Upper Tysoe, Warwick, CV35
0SQ**

Offers In Excess Of £325,000





Total area: approx. 91.2 sq. metres (982.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

A traditional three-bedroom home, nestled in the pretty rural village of Tysoe, with a strong community spirit and picturesque open views to the front over the residents' allotments and open countryside.

Tysoe is located equally between Stratford-upon-Avon and Banbury, just off the A422. The village is well served with many amenities, including a health centre, post office, village store, butcher, hairdressers, and a public house. The village also has its own primary school and a medieval parish church; excellent state and secondary schooling can also be found nearby.

The current owners have improved their home since 2021, including redecoration, new carpets, and returfing the garden, and created a family space that any new homeowner would be lucky to inherit. Just like the current owners, we feel this property is ideal for a first-time buyer to create a home in the countryside.

Positioned set back from the road behind a front garden and driveway, allowing parking for three cars.

The welcoming hallway is approached via the porch and allows double fronted access to the accommodation.

The spacious dual aspect sitting through the dining room is situated to the left and has a focal point via a log burner. This room offers ample space for dining and relaxing in front of the TV.

The breakfast kitchen is on the alternate side and enjoys a fitted handmade bench offering seating for a family over breakfast, lunch, and dinner, creating a real hub to the home! Having a range of hand-painted wall and base units with butcher block work-surfaces. Enjoying views over the garden and the added convenience of a utility room with space for your laundry needs and housing the oil fired boiler.

Completing the ground floor is a shower room with low level w.c, wash hand basin and shower cubicle.

Upstairs are three bedrooms, with two of them boasting fitted wardrobes. The family bathroom has a shower over the bath with a rainfall shower, a vanity unit, and a low-level W.C.

Outside is a private enclosed garden, mainly laid to lawn with a patio seating area ideal for a BBQ and entertaining guests. Timber log store and side-gated access.

As mentioned, there is a lawned fore garden and ample parking to the driveway.

Viewing is a must!

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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