

Peter Clarke



Mid On Moss Lane, Newbold-on-Stour, CV37 8TU



- CASH BUYERS ONLY
- Three bedroom detached house
- Three reception rooms and a conservatory
- Driveway, long garage and work shop
- Front and rear gardens with views over paddock to the rear
- Popular village location
- Viewing highly recommended



£450,000

CASH BUYERS ONLY due to spray foam in loft. Occupying a central position on a generous plot, is this three bedroom detached house with huge potential to update and improve (STPP), located in the popular village of Newbold on Stour with local amenities and a primary school.

#### ACCOMMODATION

Entrance hall. Cloakroom with window to front, wc, wash hand basin, vinyl flooring. Sitting room with window to front, sliding door to conservatory, feature gas fire. Conservatory with double doors to garden. Dining room with window to front, boiler cupboard. Opening to garden room with dual aspect. Kitchen with dual aspect, range of wall and base units with work top over incorporating stainless steel sink and drainer, space for appliances, door to garage, tiled floor.

Landing with loft hatch. Bedroom with windows to front and rear. Bedroom with window to front and side, eaves storage cupboard. Bedroom with window to rear. Bathroom with opaque window to front, bath, separate shower cubicle, wash hand basin, wc.

Outside to the front is a tarmacadamed driveway leading to garage, laid to lawn, planted beds, mature shrubs and trees, outside light and tap. Garage with up and over door, window and door to side. Opens to workshop with door to garden, internal power and light. The rear is mainly laid to lawn with planted beds, mature shrubs and trees, greenhouse and views to paddock at the rear.

#### 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.

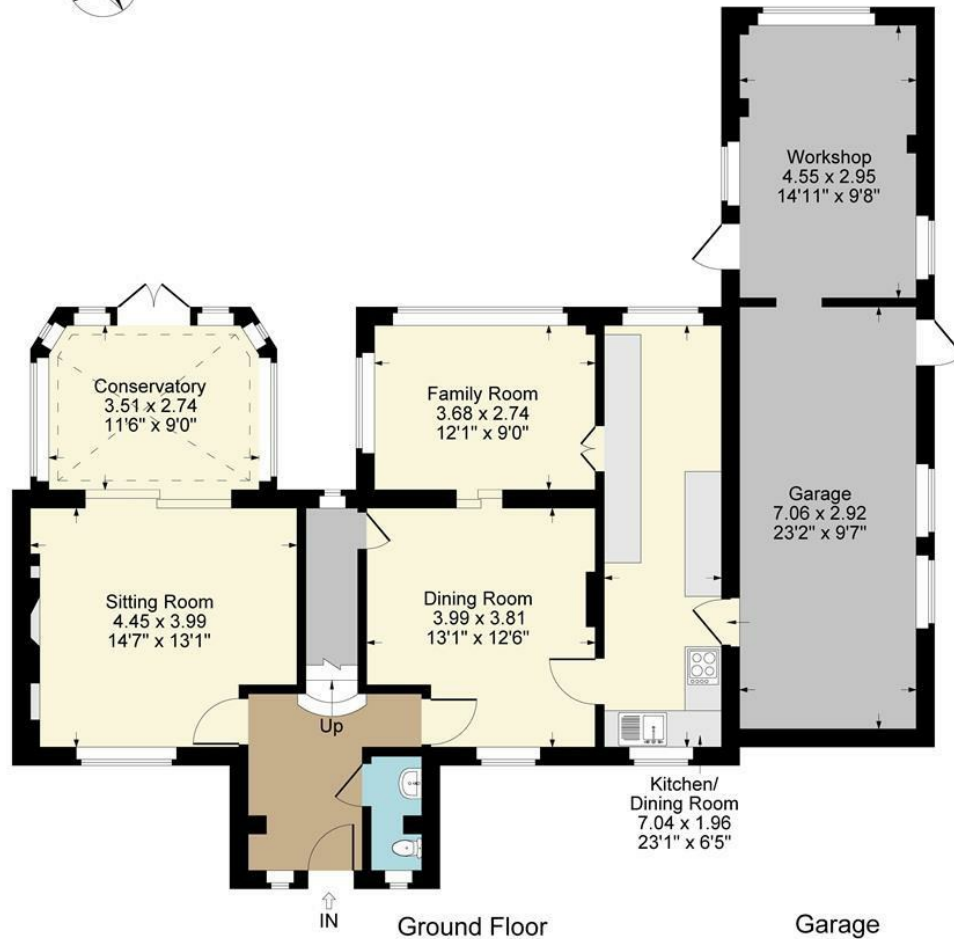
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**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.



# Mid On, Newbold on Stour



Approximate Gross Internal Area  
 Ground Floor = 80.13 sq m / 863 sq ft  
 First Floor = 54.76 sq m / 589 sq ft  
 Garage = 34.57 sq m / 372 sq ft  
 Total Area = 169.46 sq m / 1824 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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