

Roadside Cottage Moreton Morrell, Warwick, CV35 9AR

- Charming Grade II Listed period cottage
- Sought after village location
- Well presented throughout
- Cosy sitting room with log burner
- Fitted kitchen with doors out onto courtyard
- Two bathrooms
- On road parking
- Convenient access to Warwick, Leamington Spa, Stratford upon Avon and the M40

2 2 1

£279,000

ACCOMMODATION
Entry through the front door into the welcoming living room which offers under the stairs storage cupboard, stairs rising to the first floor landing, log burner, wall mounted radiator, a window to the front aspect and two further windows to the side aspect. The kitchen comprises of a range of wall and base units, sink, oven induction hob, integrated under the counter fridge, under the counter freezer, space for washing machine, double aspect windows to the front and rear and door into the quaint garden area. The first floor offers two bedrooms both complete with ensuites. Bedroom one has window to the front aspect, wall mounted radiator and built in storage cupboard. Ensuite comprising of corner bath, shower attachment, wc, wash hand basin with vanity, heated towel rail, spotlights and skylight window. Bedroom two has window to the front, wall mounted radiator and lovely character features. The ensuite has shower cubicle, wash hand basin with vanity, wc, obscured window to the rear, heated towel rail, extractor fan, complete with spotlights.

OUTSIDE
The property is accessed via a small path from the road. The rear garden is pebbled allowing space for outdoor seating. Oil boiler and oil tank. Gate for access to the pavement to the side of the property.

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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating. Listed: Yes | Broadband: Superfast available (Checked on Ofcom July 26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom July 26)

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. We have been advised that there is an official right of way through the rear courtyard. This should be verified with solicitors before exchange of contracts.

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

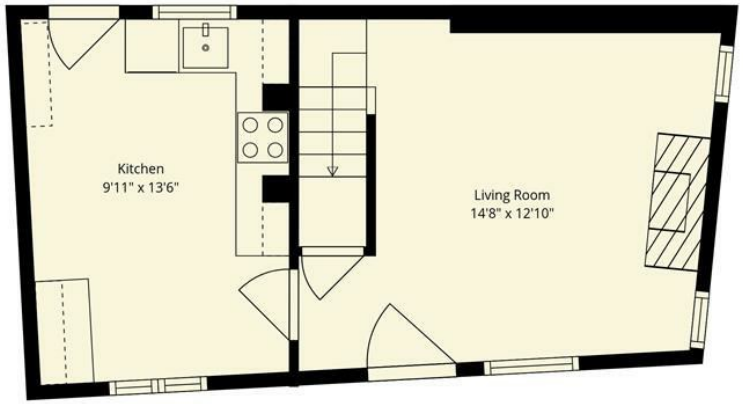
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

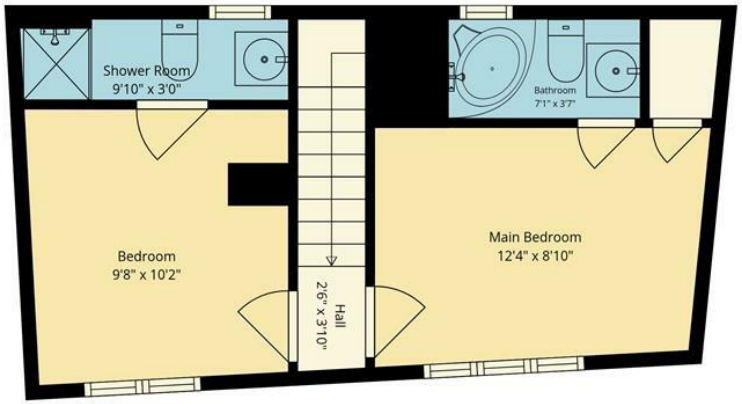








1st Floor



2nd Floor

Total: 638 sq. ft
1st Floor: 319 sq. Ft, 2nd Floor: 319 sq. ft
Excluded Areas: Walls: 78 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







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