5 Manor Farm Road, Tredington, Shipston-On-Stour, CV36 4NZ

- No chain
- Popular village with a school and pub
- Potential to update and improve
- Detached bungalow
- Driveway, garage and gardens
- Viewing highly recommended

3 1 1

£339,950

NO CHAIN. An excellent opportunity to purchase this three-bedroom detached bungalow with a generous garden and delightful views to rear. Further benefits include driveway, garage, sitting/dining room and a conservatory.

ACCOMMODATION

The entrance hall has a cloaks cupboard and loft hatch, leading to the sitting room with windows to front and side and a feature fireplace. The kitchen has a window to side, a range of wall and base units with worktop over incorporating stainless steel sink with drainer, and four ring induction hob. Integrated double oven. Space for low level fridge. Pantry cupboard. There are three bedrooms, one with a sliding patio door to rear, one with a window to side and fitted open fronted wardrobe with the other with a door to the conservatory and an open fronted wardrobe. The conservatory has an atrium roof, double doors to garden with a door to the garage. The bathroom has an opaque window to side, bath, wash hand basin, WC, chrome heated towel rail, part tiled walls, tiled floor.

OUTSIDE

To the front there are brick paved pathways and driveway, partly laid to lawn, planted beds and canopy porch. Side gate leads to rear garden with a mix of paved pathways, patio, laid to lawn, planted beds shrubs and trees. The garage has an up and over door, internal power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas and electric are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

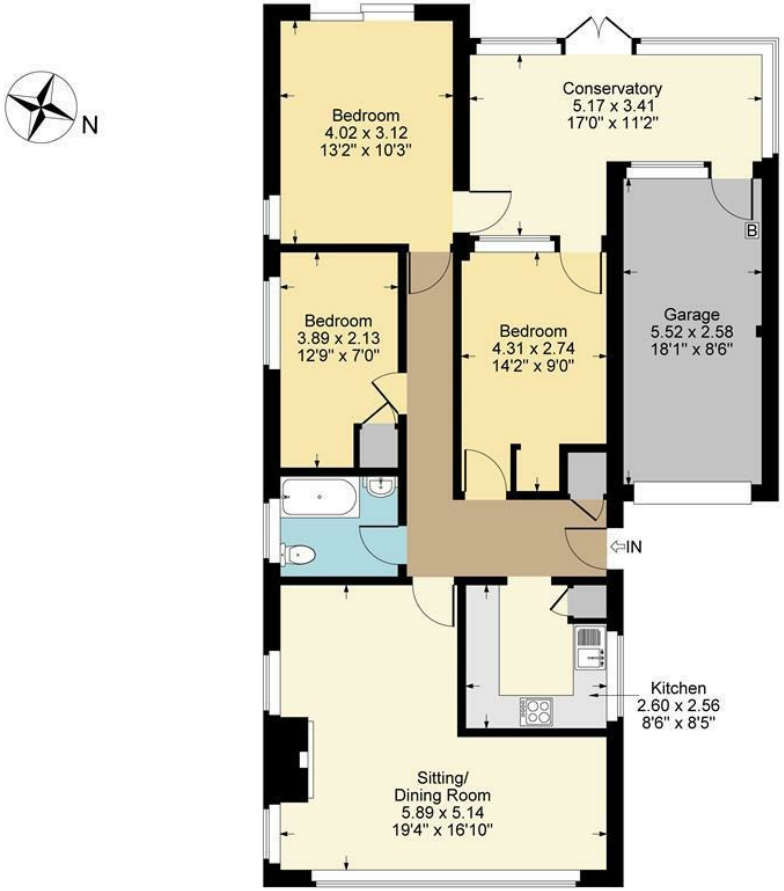
BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 74% O2 and Vodafone (Checked on Ofcom Aug26)

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

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.

5 Manor Farm Road, Tredington



Ground Floor

Approximate Gross Internal Area
Ground Floor = 93.89 sq m / 1011 sq ft
Garage = 15.02 sq m / 162 sq ft
Total Area = 108.91 sq m / 1173 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Peter Clarke
Winkworth