



Connells

Fosseway Crescent
Tredington Shipston-On-Stour

Fosseway Crescent Tredington Shipston-On-Stour CV36 4NX

for sale guide price
£290,000



Property Description

A spacious three-bedroom semi-detached home offering generous accommodation throughout.

Benefiting from an entrance hallway and a comfortable lounge, along with a well-proportioned kitchen/diner providing ample space for family meals. Additional features include a downstairs bathroom, separate WC, utility area and rear porch.

Outside, the property enjoys rear off-road parking and a generous wrap-around garden with lawned areas, decking, and wonderful countryside views.

Don't miss this fantastic opportunity — contact us today to arrange your viewing!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Introduction

Tredington is a charming village nestled within the rolling South Warwickshire countryside, just two miles north of Shipston-on-Stour. The village offers a welcoming community atmosphere and is home to a Parish Church, a well-regarded primary school, and a traditional village inn.

The location benefits from excellent road connections. The A3400 runs directly through the village, while the A429 (Fosse Way) lies about a mile to the north, providing convenient access to major centres including Oxford, Banbury, Cheltenham, Stratford-upon-Avon, Warwick and Leamington Spa.

Rail links are also close at hand, with mainline services available from Moreton-in-Marsh and Banbury. Trains run south towards Oxford and London, with journeys from Banbury to London Marylebone taking just under an hour.

Entrance Porch

An entrance porch leads into the home, providing access to both the kitchen/dining area and the lounge.

Lounge

13' 5" x 10' 6" MAX (4.09m x 3.20m MAX)

A bright and inviting reception room featuring a front-facing window, a feature fireplace, a radiator, and a useful built-in storage cupboard, with a door leading through to the inner hallway.

Kitchen/Dining Room

11' 7" MAX x 11' 2" MAX (3.53m MAX x 3.40m MAX)

A well-appointed kitchen/dining room with windows to the front and side elevations, fitted with a range of wall and base units topped with complementary work surfaces. Features include an inset stainless-steel sink and drainer, an integrated electric oven with gas hob and extractor, plus space for a fridge-freezer and plumbing for a dishwasher. The room offers ample space for a dining area, includes a radiator, and has a door leading through to the inner hallway.

Inner Hallway

An inner hallway with stairs rising to the first floor, offering access to the bathroom, separate WC, utility area, and a rear door leading out to the garden.

Bathroom

A partly tiled bathroom fitted with a panelled bath and electric shower over, pedestal wash hand basin, radiator, and two obscure rear-facing windows

Wc

A separate WC fitted with a low-level toilet.

Utility Area

A useful room offering space and plumbing for a washing machine, along with a work surface and fitted shelving for additional storage

Rear Porch

A rear porch with a door opening out to the garden.

First Floor Landing

A landing with a rear-facing window, a built-in storage cupboard, and doors leading to the bedrooms

Bedroom One

13' 8" MAX x 10' 1" MAX (4.17m MAX x 3.07m MAX)

A well-proportioned double bedroom featuring windows to the front and side elevations, a radiator, and access to the loft.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

A bright bedroom featuring a front-facing window and a radiator.

Bedroom Three

12' 6" x 6' 11" (3.81m x 2.11m)

A rear-facing bedroom featuring a window to the back elevation, a radiator, and a cupboard housing the boiler.

Outside

Occupying a generous corner plot, the property enjoys a wrap-around garden featuring a lawned area, rear decking, established hedging and timber fences to the boundaries, and a raised pond.

Parking

Parking is provided via a driveway located to the rear of the property.

Council Tax

Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the selling agent.

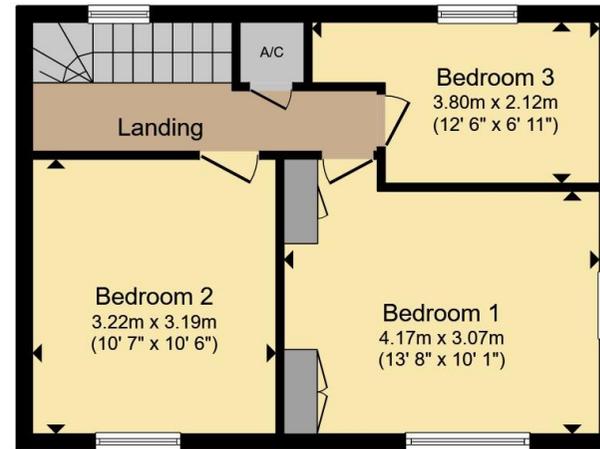








Ground Floor



First Floor

Total floor area 89.8 m² (967 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104101



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