

1 Chapel Gardens, Stretton On Fosse, Moreton-In-Marsh, GL56 9SL

- NO CHAIN
- Three bedroom end of terrace
- Recently refurbished
- Sitting room with wood burning stove
- Bathroom and cloakroom
- Viewing highly recommended

3 1 1

Offers In The Region Of £322,500

NO CHAIN. A recently refurbished three bedroom end of terrace house with driveway, garage and gardens. Located in an elevated position within the popular village of Stretton-on-Fosse.

ACCOMMODATION

Entrance hall with understairs storage cupboard, tiled flooring. Cloakroom with opaque window to front, wash hand basin, wc and tiled floor. Sitting room with window to front, feature fireplace housing wood burning stove, wooden cupboards, varnished wooden flooring. Kitchen with range of matching wall and base units, wood effect worksurface over, incorporating one and half bowl ceramic sink with drainer. Electric cooker with extractor fan hood over, space for appliances, tiled floor, window and door to rear. Rear porch.

Landing with loft hatch, cupboard housing emersion water tank. Bedroom with window to front. Bedroom with window to rear with overhead cupboards. Bedroom with window to rear. Bathroom with eye level opaque window to front, extractor fan, oval bath, separate shower cubicle with electric MIRA shower. Unit housing wash band basin and wc with cupboards and drawers.
Ladder style heated towel rail, tiled walls, tiled floor.

Outside to front steps lead up to a storm canopy porch, stone chipping walk ways, raised and planted beds, outside light, stone chipping pathway leads from the side to rear where there is a driveway and parking leading to garage with up and over door, internal power and light. Further mix of stone chipping pathways, steps lead up to a banked garden mainly laid to lawn. Outside tap 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 electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric 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 C.

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

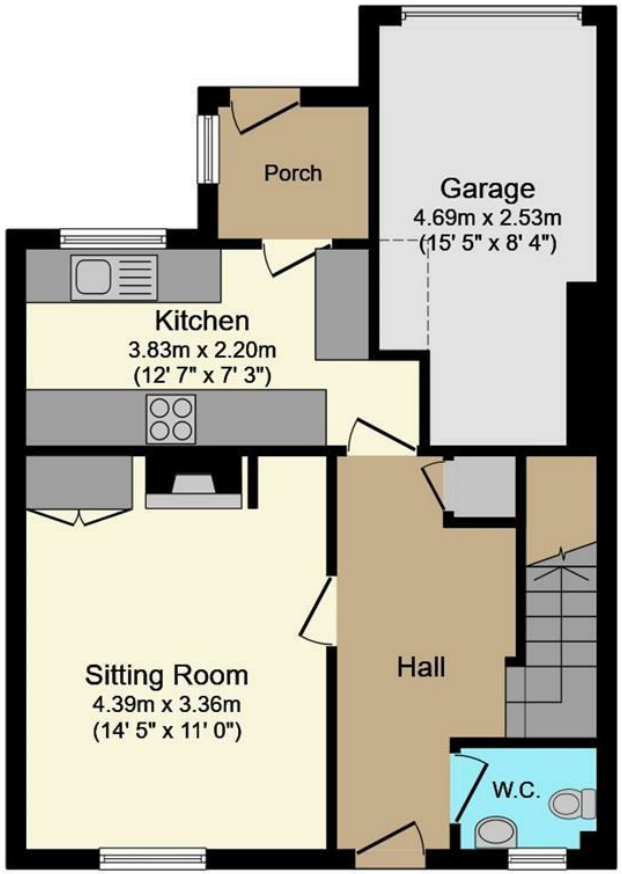
VIEWING: By Prior Appointment with the selling agent.





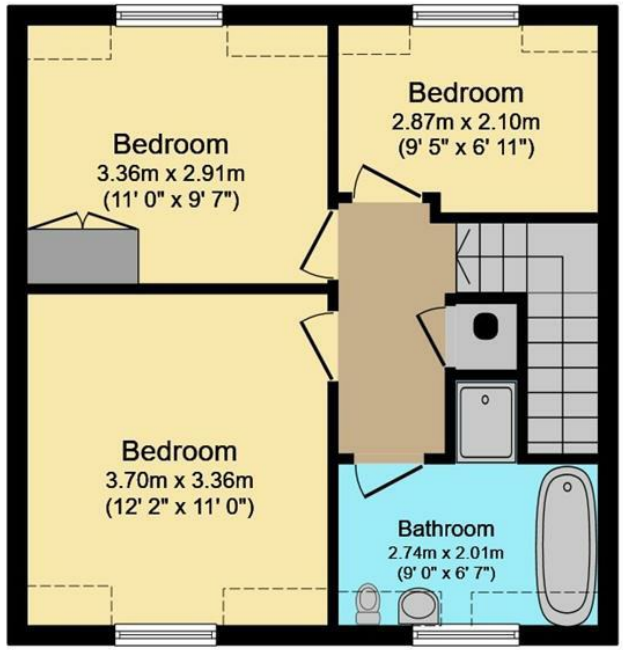


1 Chapel Gardens, Stretton on Fosse



Ground Floor

Floor area 51.5 sq.m. (554 sq.ft.)

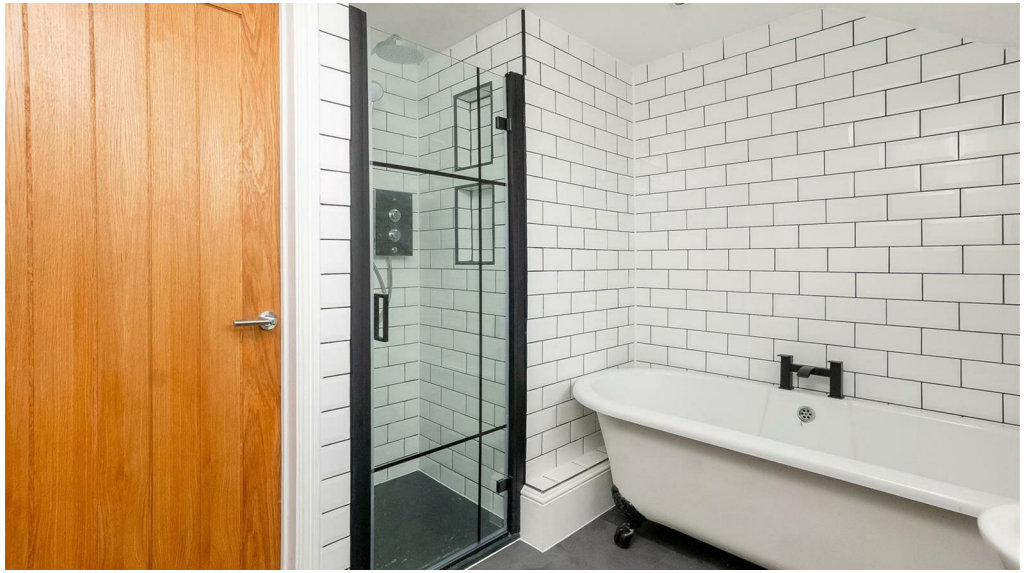


First Floor

Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 94.1 sq.m. (1,013 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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







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.