

Peter Clarke

IN ASSOCIATION WITH

Winkworth



14 Cotswold Close, Tredington, Shipston-on-Stour, CV36 4NR

- Detached dormer bungalow
- Four bedrooms, two bathrooms
- In out driveway and detached garage
- Mature gardens
- Cul-de-sac location
- Very well presented
- No onward chain



£529,950

NO CHAIN. A very well presented four bedroom, two bathroom detached dormer house located in a tucked away position along a cul-de-sac in the popular South Warwickshire village of Tredington. Outside you will find an in-and-out driveway, detached garage with rear store and a mature rear garden with a private feel to it. Further benefits include flexible and spacious accommodation with an open plan kitchen/dining room, sitting room, office, two ground floor bedrooms and a bathroom. The first floor has two double bedrooms and a shower room.

ACCOMMODATION

GROUND FLOOR

Entrance hall with storage, ground floor bathroom, double bedroom with range of wardrobes, double bedroom, sitting room with feature fireplace, office with dual aspect, kitchen/diner with dual aspect with a range of wall and base units, range cooker, integrated dishwasher and fridge.

FIRST FLOOR

Landing, shower room, double bedroom with eaves storage, bedroom with fitted wardrobes.

OUTSIDE

In and out driveway planted beds canopy porch, stone chipping beds, detached garage. At the rear there is a double-glazed store with power and water, paved walkways and patios, laid to lawn, planted beds, mature shrubs, trees and two sheds.

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 gas, electricity, water and drainage 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.

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

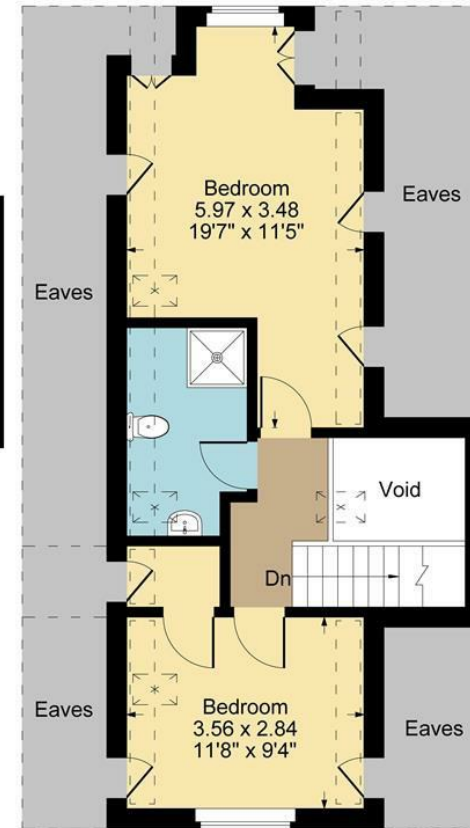
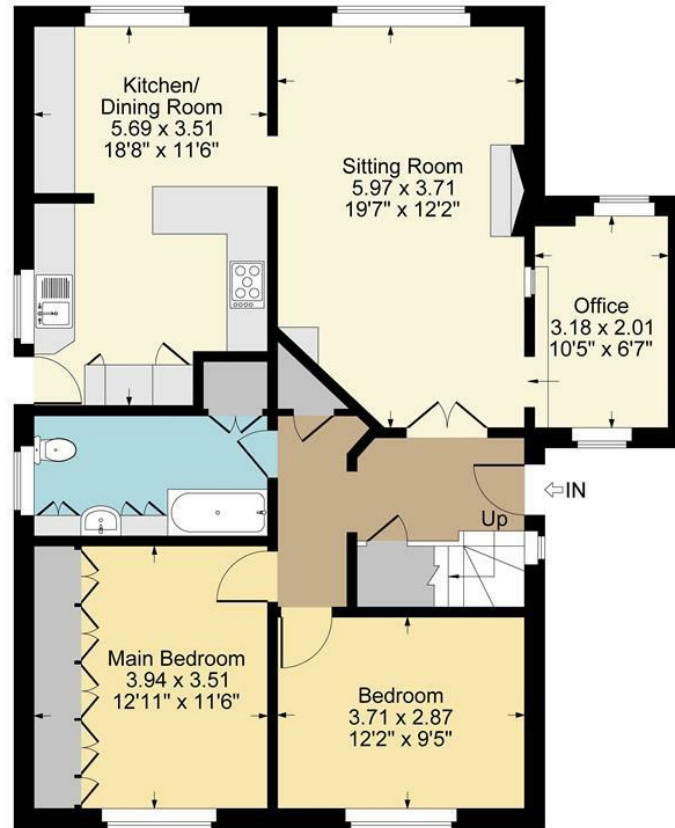
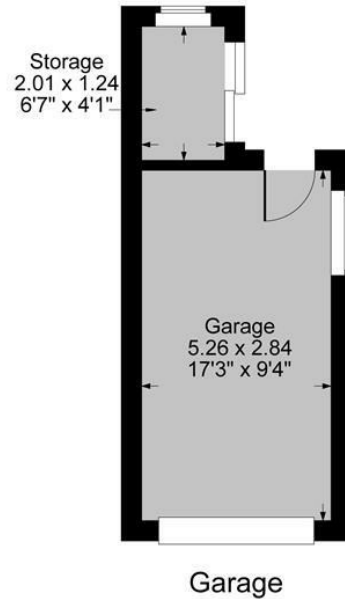
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

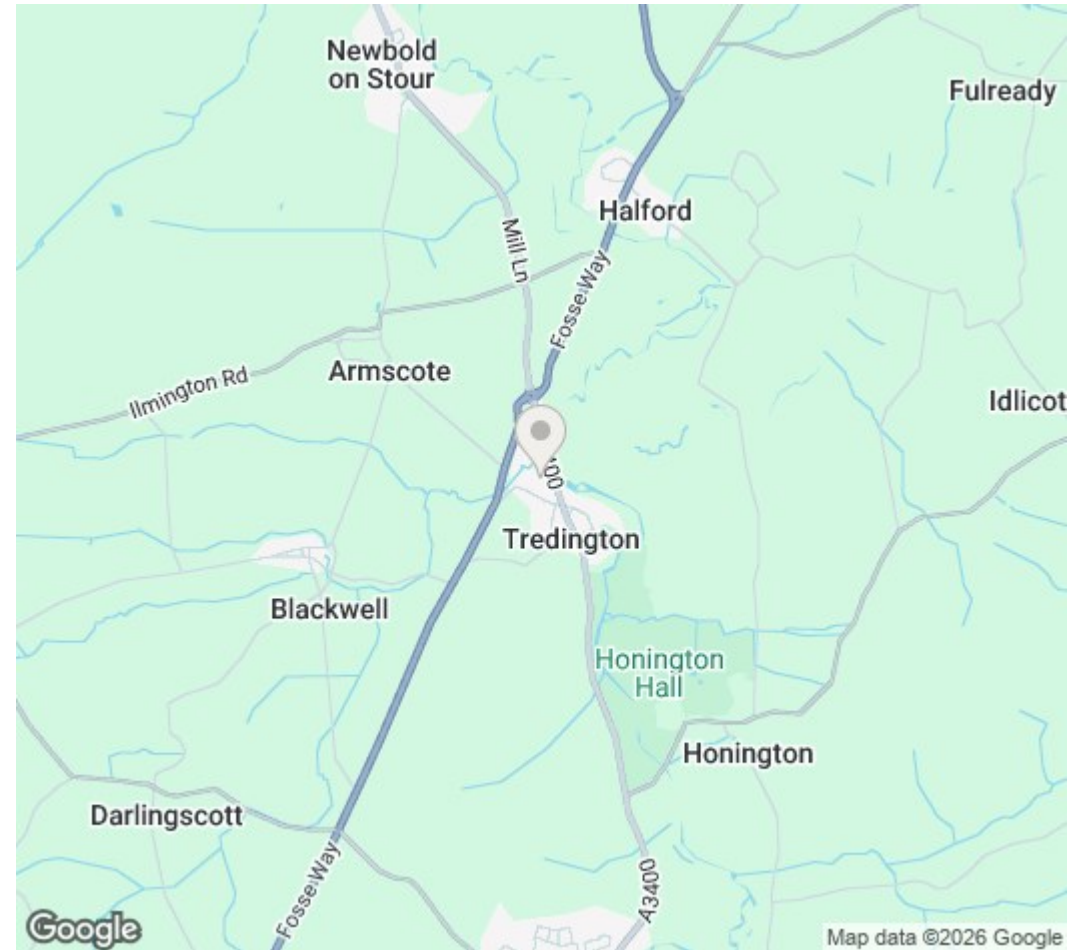


14 Cotswold Close, Tredington

Approximate Gross Internal Area
 Ground Floor = 93.29 sq m / 1004 sq ft
 First Floor = 40.10 sq m / 432 sq ft
 Garage = 17.64 sq m / 190 sq ft
 Total Area = 151.03 sq m / 1626 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



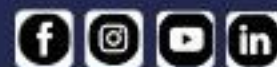
 Denotes restricted head height



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serving South Warwickshire & North Cotswolds

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Peter Clarke

an estate agency

Winkworth