



Peter Clarke

IN ASSOCIATION WITH

Winkworth

8 Manor Farm Road, Tredington, Shipston-on-Stour, CV36 4NZ

- No chain
- Three bedroom semi-detached house
- Driveway and garage
- Long garden
- Spacious layout
- Popular residential area
- Viewing highly recommended



£359,950

A well presented, three bedroom, semi-detached house with driveway, garage and long mature garden. Located in a popular residential area with NO ONWARD CHAIN.

ACCOMMODATION

Entrance porch, entrance hall, sitting room with feature fireplace opens into dining room with sliding door to conservatory. Kitchen with range of wall and base units, space for appliances and a pantry cupboard. Utility room with wall mounted gas boiler, plumbing for washing machine, door to rear, cloakroom, rear hall, integral garage with electric roller door to front. Landing with loft hatch, three bedrooms all with fitted wardrobes, bathroom, bath with walk-in panel and electric shower over. Outside to front there is a mix of paved pathways, driveway, partly laid to lawn, planted beds. A paved pathway leads to side and rear. Rear mature garden with a mix of paved pathways, patios, planted beds, mature shrubs and trees. Timber shed, outside tap and panel fenced boundaries.

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.

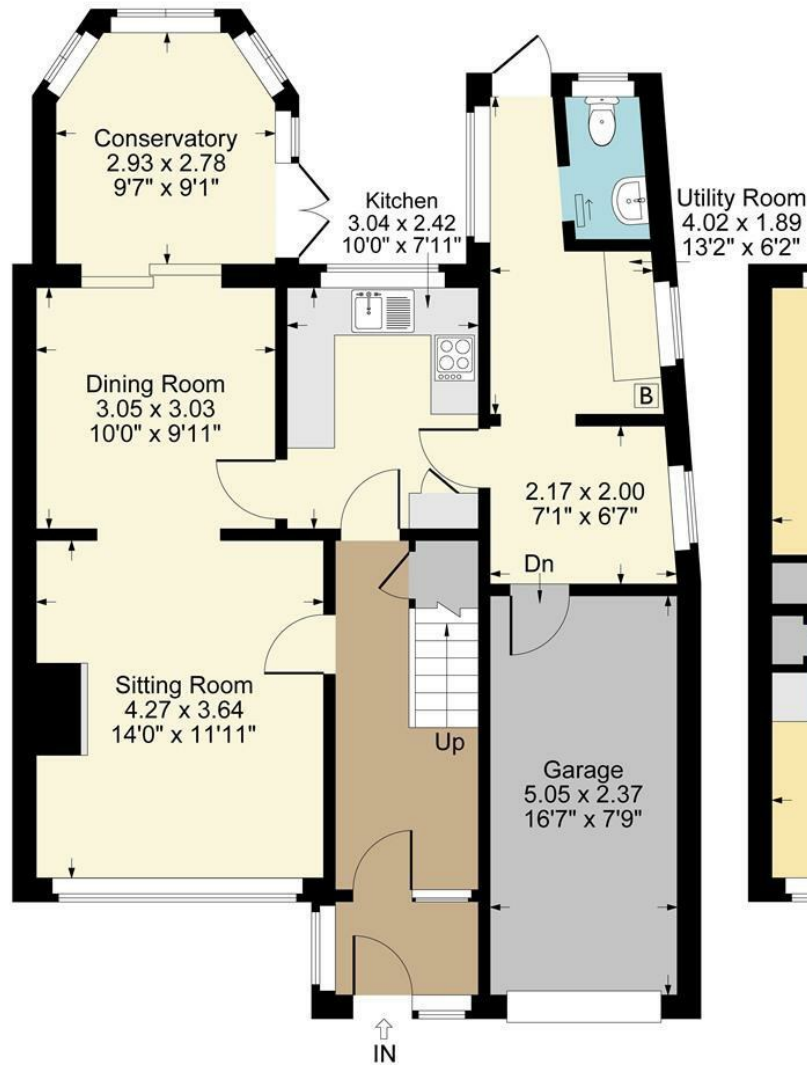
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

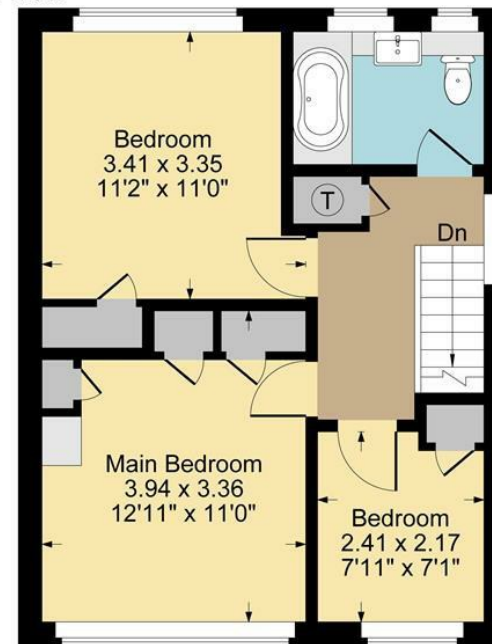


8 Manor Farm Road, Tredington

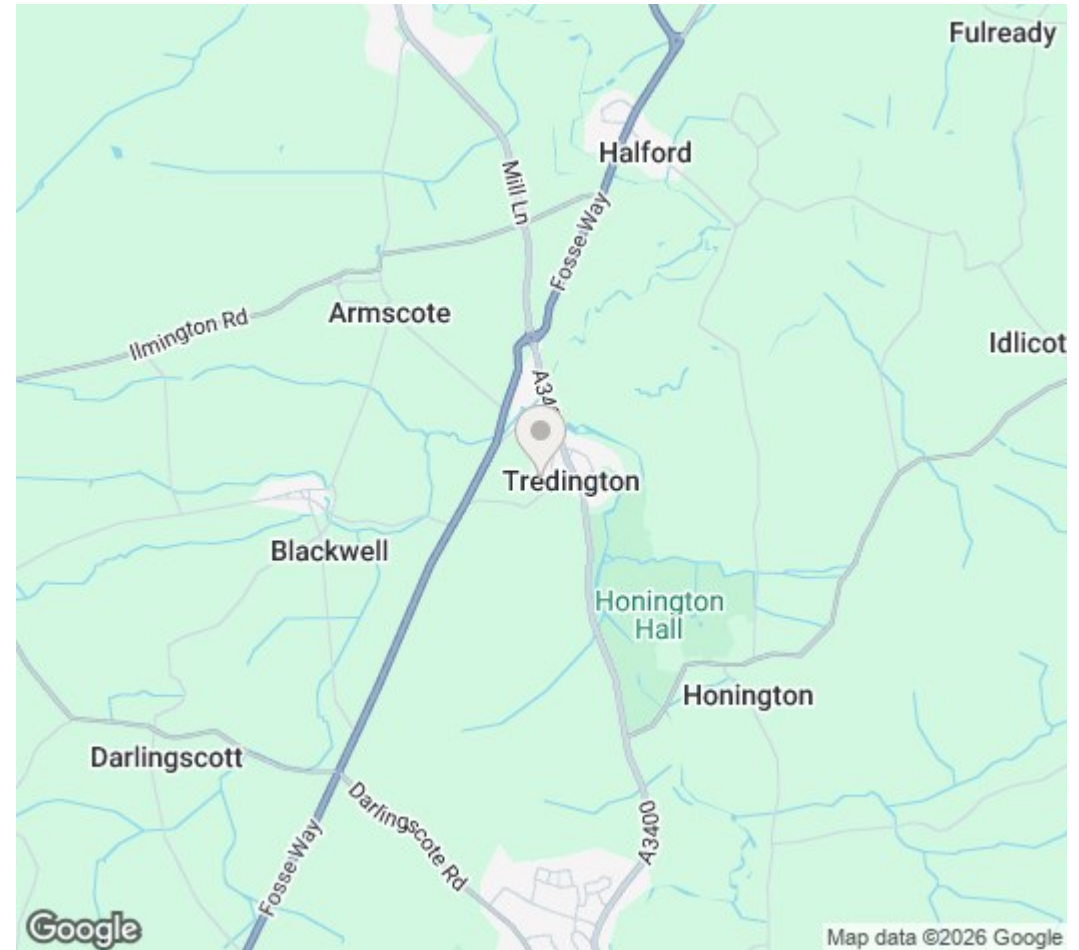


Ground Floor

Approximate Gross Internal Area
 Ground Floor = 66.66 sq m / 718 sq ft
 First Floor = 41.83 sq m / 450 sq ft
 Garage = 11.96 sq m / 129 sq ft
 Total Area = 120.45 sq m / 1297 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



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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serving South Warwickshire & North Cotswolds

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AN ASSOCIATE OF WINKWORTH

Winkworth