

Peter Clarke



44 Oaktree Close, Moreton Morrell, Warwick, CV35 9BB



- End of Terrace
- Living Room
- Kitchen - Diner
- Three Bedrooms
- Shower Room
- Enclosed Rear Garden
- Village Location



£300,000

Located in the lovely village of Moreton Morrell a three bedroom end terrace house positioned in a favourable position. The accommodation offers dual aspect living room, kitchen-diner, three bedrooms and a shower room. Outside is a generous rear garden.

#### ACCOMMODATION

Door from the side of the property leading into entrance hall with stairs leading to first floor. From the hallway into the living room with bay window to the front aspect and further window to the side, electric fireplace and wall mounted heater. The kitchen-diner is fitted with a range of wall and base units with worktop over, inset sink and drainer, space for cooker, fridge freezer and washing machine. Understairs pantry, window and sliding door to the rear.

Upstairs the first floor landing has wall mounted heater and airing cupboard. Bedroom one with window to the side and built in storage cupboard. Bedroom two has a window to the rear and built in wardrobe. Bedroom three has a window to the front and access to loft hatch. The shower room comprises of WC, wash hand basin, and a walk-in shower enclosure. Two obscure double-glazed windows to the side aspect.

#### OUTSIDE

Generous private rear garden mainly laid to lawn with gravelled area, timber and hedge boundary, large garden shed and gated access to the front of the property.

Large frontage laid to lawn which wraps around to the side with a concrete path leading to the front door.

#### 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heaters.

**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.

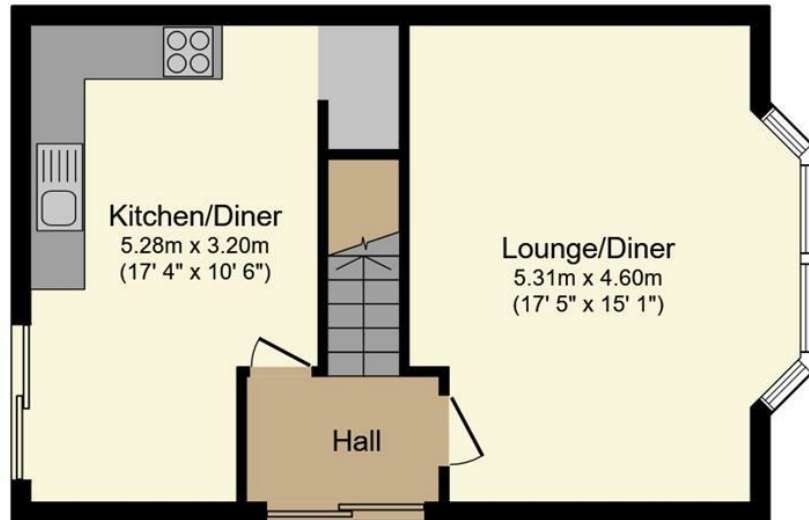
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

**VIEWING:** By Prior Appointment with the selling agent.

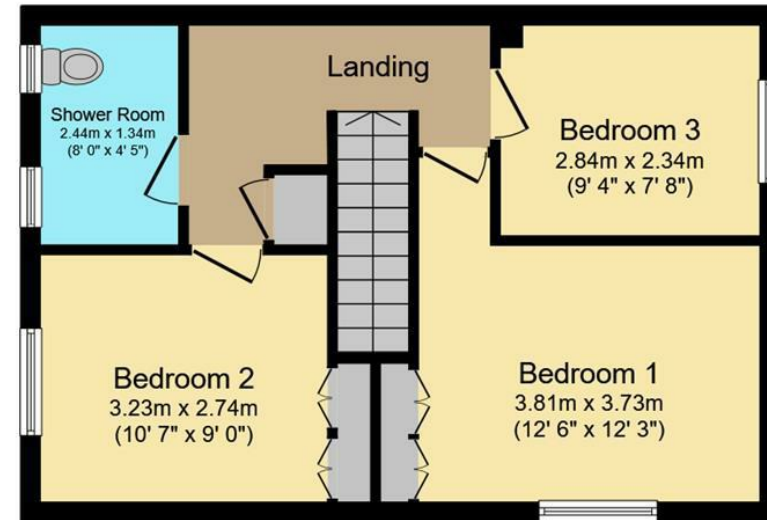


44 Oaktree Close, Moreton Morrell,



### Ground Floor

Floor area 43.6 sq.m. (470 sq.ft.)



### First Floor

Floor area 42.1 sq.m. (453 sq.ft.)

Total floor area: 85.8 sq.m. (923 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](http://www.Propertybox.io)







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