3 Manor Cottages, The Green, Stretton On Fosse, Moreton-In-Marsh, GL56 9SQ

- Three bedroom end of terrace
- Sitting room and conservatory
- Fitted kitchen
- Cloakroom, family bathroom and ensuite
- Enclosed low maintenance rear garden
- Two allocated parking spaces
- Village location

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Offers In The Region Of £350,000

Three bedroom end of terrace which has been well maintained by the current owner. Hall, kitchen, cloakroom, sitting room and conservatory all on the ground floor. Three bedrooms, family bathroom and ensuite on the first. Outside there are both front and rear gardens, and two allocated parking spaces.

STRETTON ON FOSSE

Stretton on Fosse is a small quiet village with houses mostly built of Cotswold stone and locally-made red brick. The village has a thriving pub, church and local bus services. Situated on the Warwickshire-Gloucestershire border on the fringe of the Cotswolds Hills, it is positioned between Shipston on Stour, Chipping Campden and Moreton In Marsh which has direct rail links to London.

ACCOMMODATION

The front door opens into the hallway with useful coat cupboard, cupboard under the stairs and the stairs to the first floor. Modern fitted kitchen with fridge freezer, oven and hob, as well as space and plumbing for washing machine and dishwasher. Cloakroom with w/c and handbasin. The sitting room has French doors that open into the large conservatory to the rear of the house. On the first floor there are three bedrooms, family bathroom and ensuite. Outside the property is set back from the road and in an elevated position with a communal driveway to the side of the house leading to the parking area at the rear which has two allocated parking spaces for this property. The rear gate leads from the parking area into the low maintenance garden.

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

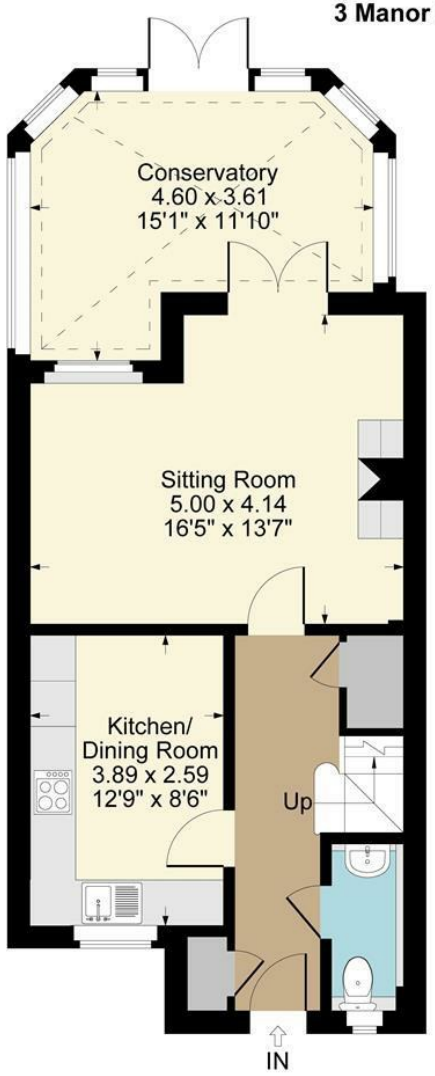
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

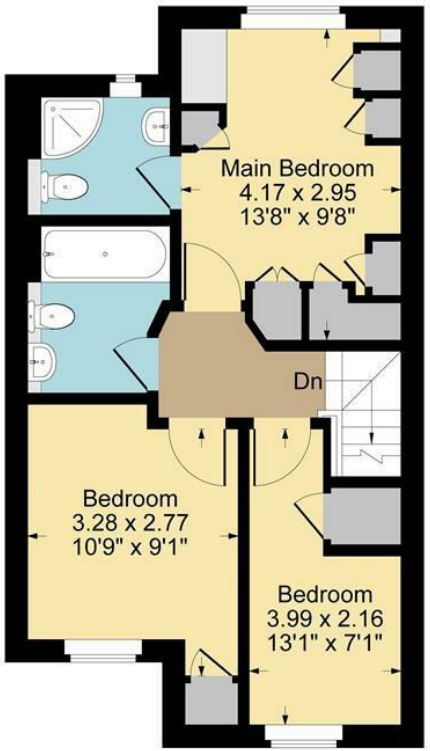
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

3 Manor Cottages, Stretton-on-Fosse



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 57.49 sq m / 619 sq ft
First Floor = 42.35 sq m / 456 sq ft
Total Area = 99.84 sq m / 1075 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.