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

- Three bedrooms and a useful loft
- Semi detached house
- Driveway with EV charger and a garage store
- Enclosed private rear garden
- Open plan kitchen/dining room
- Sitting room
- Viewing highly recommended

3 2 2

£375,000

A spacious three bedroom semi detached house located in the popular village of Tredington. Extended on the ground floor to create a superb open plan kitchen/dining room and with a useful loft. This property provides plenty of room to live in. Outside there is a driveway with EV charging point and a private enclosed garden to rear.

ACCOMMODATION

Entrance hall with wood effect flooring, understairs storage recess. Open plan kitchen/dining room with windows and doors to rear. Kitchen area with range of matching wall and base units with worktop over incorporating double ceramic sink, Rangemaster cooker with six gas rings, warming plate and extractor fan hood over. Space for appliances, plumbing for dishwasher and dining area. Sitting room with window to front, feature fireplace. Utility area, worktop with space below for washing machine, fitted shelving. Cloakroom, wc and wash hand basin. Integrated garage, three quarter length currently used as an office with internal power and light.

First floor landing with linen cupboard. Bedroom with window to rear, fitted wardrobe. Bedroom with window to front with lovely view, fitted triple wardrobe with sliding doors. Bedroom with window to front, open fronted wardrobe with shelving. Bathroom with opaque window to rear, p-shaped bath with shower over, fitted unit with wash hand basin, wc and low level cupboards, tiled walls, vinyl flooring. Spiral staircase leads up to loft, with skylights to front and rear, eaves storage spaces, door to bathroom with skylight window, bath, wash hand basin and wc. Chrome heated towel rail, tiled flooring.

Outside to front there is a mix of paved pathways, stone chipping parking spaces, planted beds, EV charging point. A side pathway leads to rear gate to garden with a mix of paved pathways, patios, laid to lawn planted beds, shrubs and trees, timber shed. Parking for 2-3 cars.

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 gas, electrics, 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: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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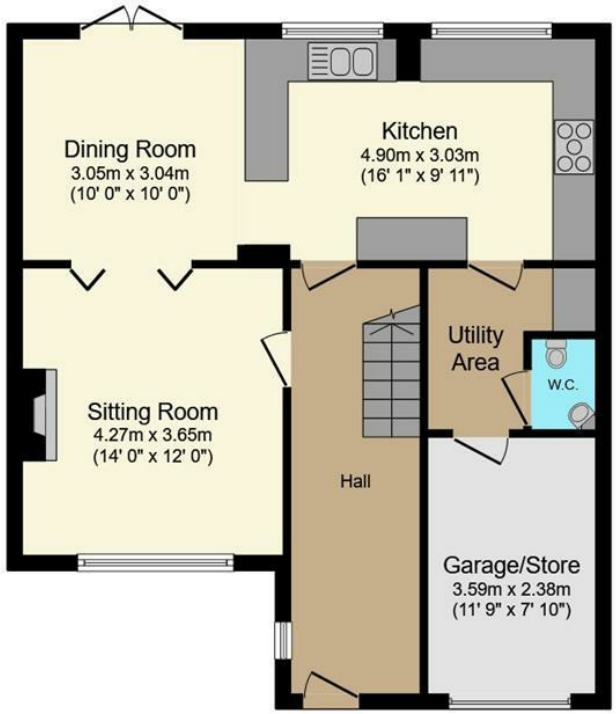
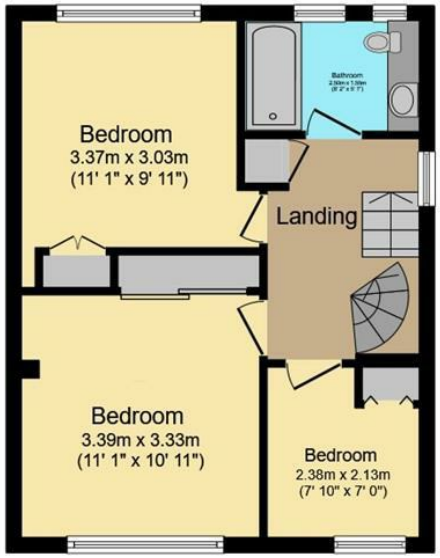


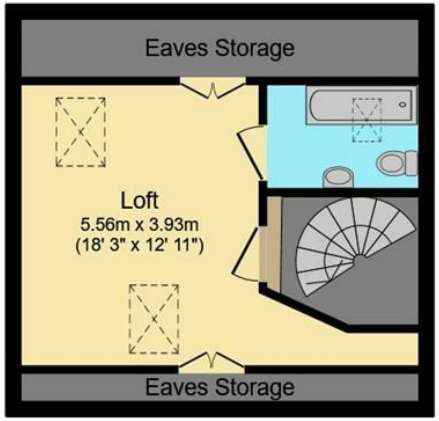
Ground Floor

Floor area 66.1 sq.m. (712 sq.ft.)



First Floor

Floor area 40.2 sq.m. (432 sq.ft.)

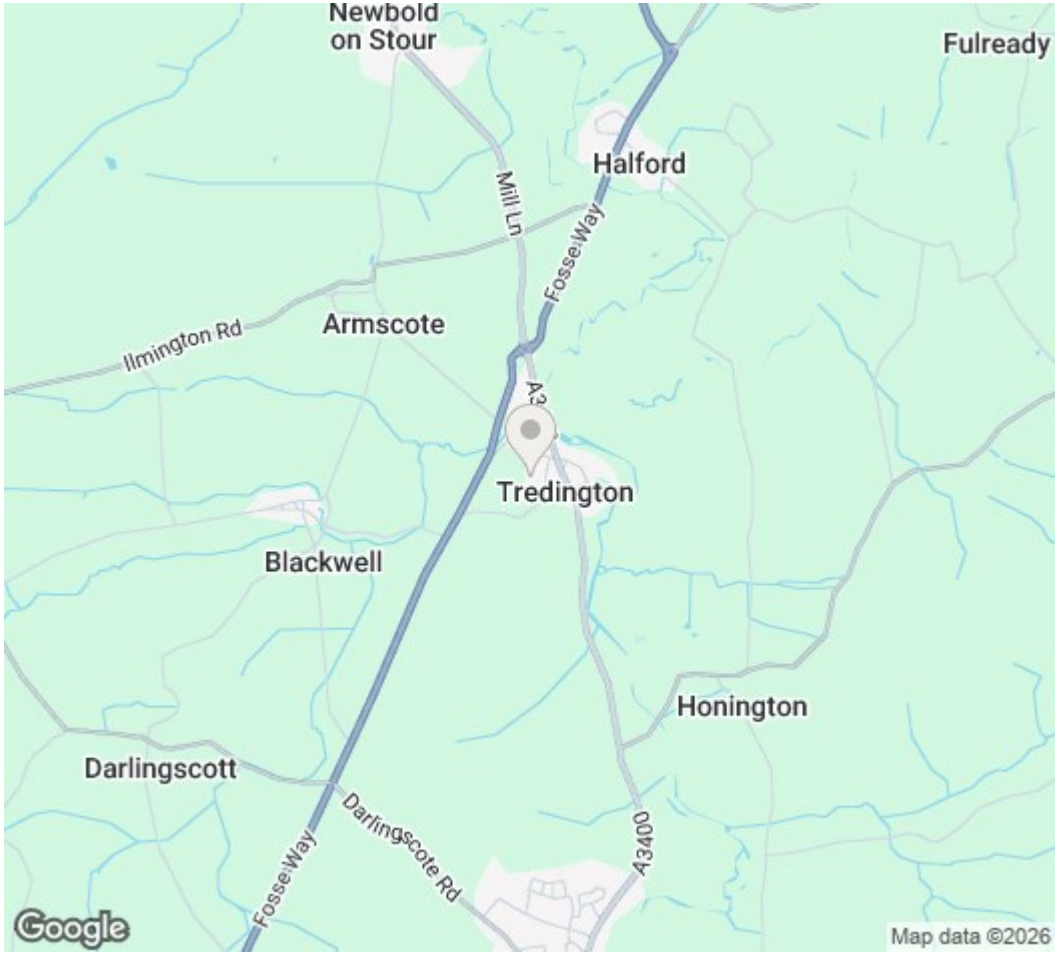


Second Floor

Floor area 23.0 sq.m. (247 sq.ft.)

Total floor area: 130.7 sq.m. (1,407 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



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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke