

Peter Clarke



7 Old Tree Cottages, Stretton on Fosse, Moreton-in-Marsh, GL56 9SG

- NO CHAIN
- Two double bedrooms
- Semi detached house
- Sitting room and kitchen diner
- Bathroom
- On street parking readily available
- Front and rear gardens plus additional garden close by



£250,000

**NO CHAIN.** An excellent opportunity to purchase this two double bedroom semi-detached house in the popular village of Stretton on Fosse. Further benefits include front and rear gardens plus an additional garden area a short distance from the rear of the property. Please be aware the property is in need of some refurbishment.

#### ACCOMMODATION

Entrance hall with tiled flooring. Sitting room with window to front, fireplace housing back boiler, wooden flooring. Kitchen dining room with windows and doors to rear, range of matching wall and base units with worktop over, incorporating stainless steel sink with drainer and four ring ceramic hob. Integrated oven and fridge freezer, space for washing machine, understairs cupboard and tiled flooring.

Landing with loft hatch. Bedroom with window to front. Over stairs cupboard with shelving, strip wood flooring. Bedroom with window to rear, a double room. Bathroom with obscured windows to rear, bath, separate shower cubicle with electric shower, wash hand basin, wc, strip wood flooring.

Outside to front is a mainly laid to lawn garden enclosed by picket fence, to rear is a courtyard garden with coal shed and further store. A short distance away from the property at the rear is an additional garden area which is currently wild but could be landscaped and enclosed by a new owner.

#### 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.

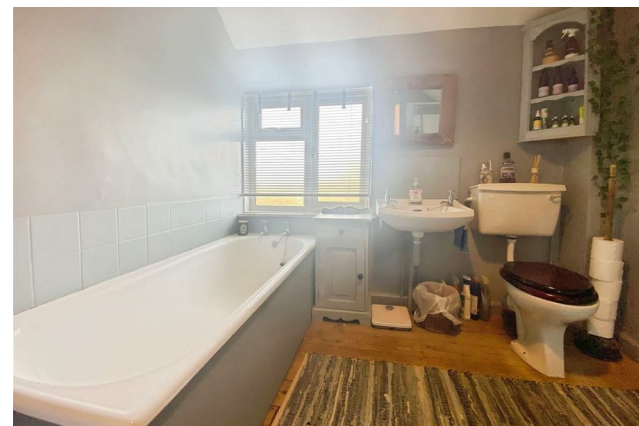
**SERVICES:** We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Heating is coal fired by a back boiler.

**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. There are shared pathways to the side and rear of the property.

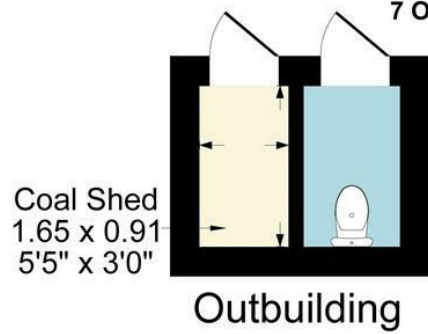
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

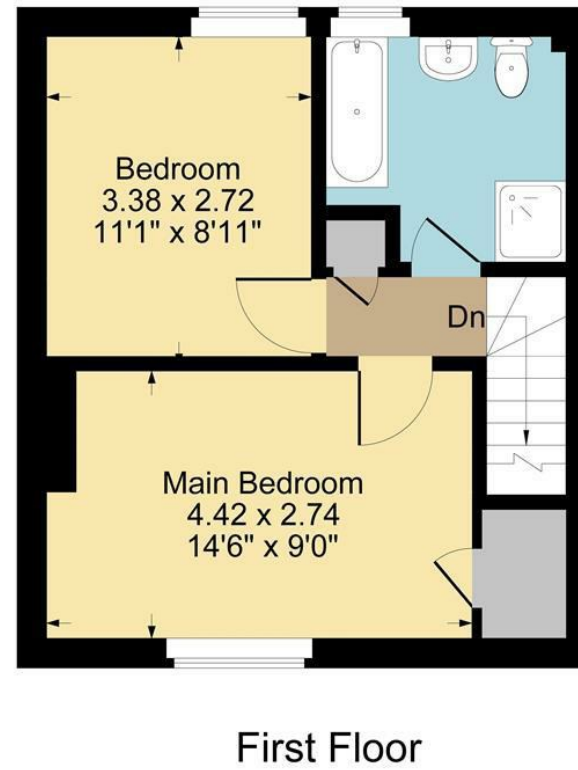
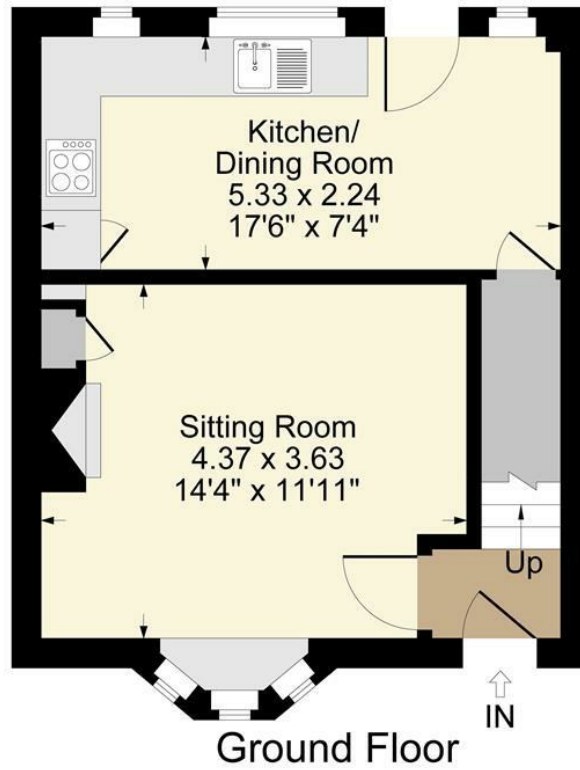
**VIEWING:** By Prior Appointment with the selling agent.

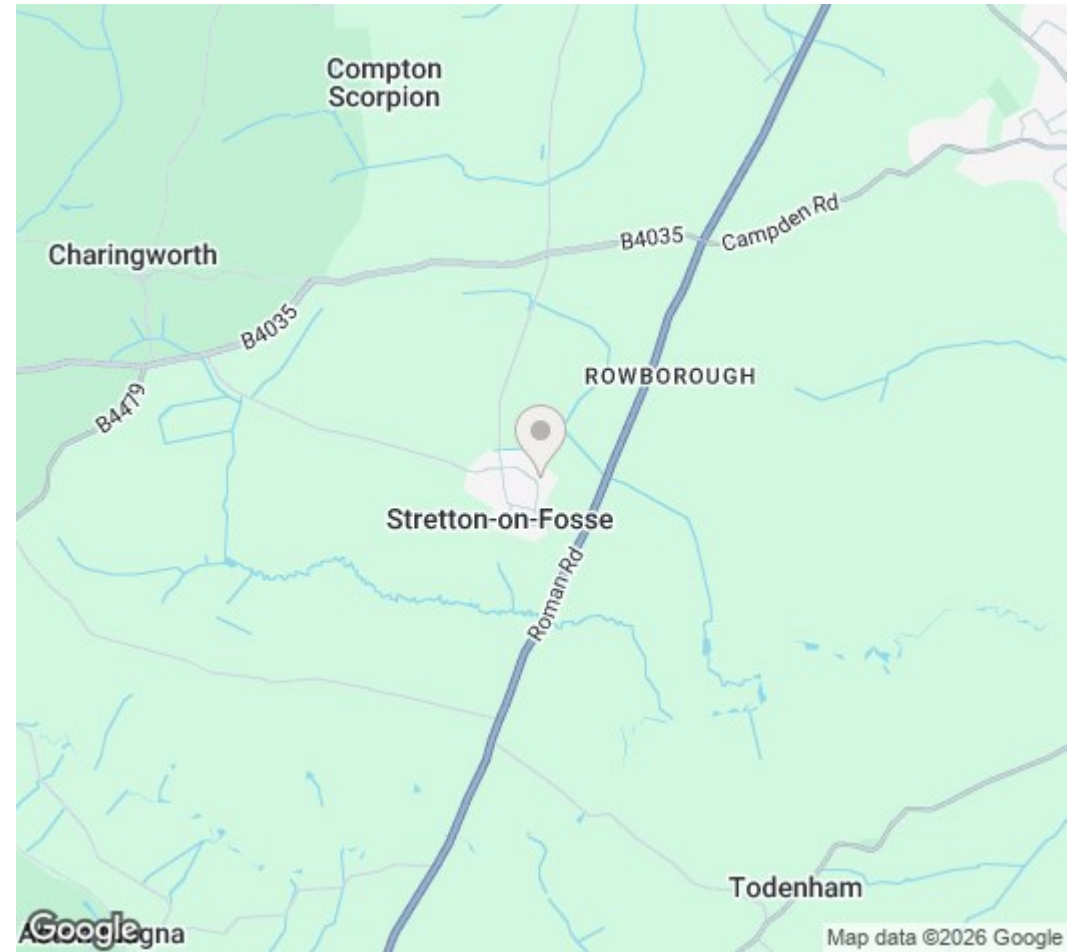


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Approximate Gross Internal Area  
Ground Floor = 33.56 sq m / 361 sq ft  
First Floor = 32.92 sq m / 354 sq ft  
Outbuilding = 3.39 sq m / 37 sq ft  
Total Area = 69.87 sq m / 752 sq ft  
Illustration for identification purposes only,  
measurements 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.

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