11 Oak Road, Tiddington, Stratford-upon-Avon, CV37 7BU

- NO ONWARD CHAIN
- In need of minor modernisation and improvement
- Long rear garden
- Two double bedrooms
- Popular village location
- Off road parking

2 1 1

£280,000

A fantastic opportunity to acquire this two double bedroom mid-terrace home, offering excellent scope for minor modernisation and improvement to create a wonderful home in this popular village location. With a deceptively long rear garden and off road parking. The property is offered with no onward chain and we believe, represents an ideal purchase for first-time buyers, investors or those looking for a home they can update and personalise to their own tastes.

ACCOMMODATION

The accommodation is entered via an entrance hall, which leads through to a cosy sitting room featuring a log-burning stove set within an attractive fireplace, creating a welcoming focal point. To the rear of the property is a dining kitchen fitted with a range of wall and base units, incorporating an oven and four-ring gas hob, together with space for a washing machine and freestanding fridge freezer. There is space for a small dining area, whilst a door provides direct access to the rear garden.

The first floor landing provides access to the loft space. The principal bedroom is a double room and benefits from two built-in storage cupboards. There is a further double bedroom and a family bathroom fitted with a white suite comprising a corner bath with shower over, pedestal wash hand basin and WC.

Outside, the rear garden enjoys a paved patio area leading onto a long lawned garden, enclosed by fencing and offering plenty of outdoor space for gardening, entertaining or relaxing. The garden also includes a useful garden shed and a brick-built store located directly to the rear of the house. We believe this property has a right of way across the neighbouring property providing convenient rear access, ideal for bins and general garden access, however, this is currently being verified by the solicitors. To the front of the property, there is a driveway providing off-road parking for one vehicle.

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, gas, 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. We are awaiting confirmation of a right of way.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodaphone (Checked on Ofcom Jun26)

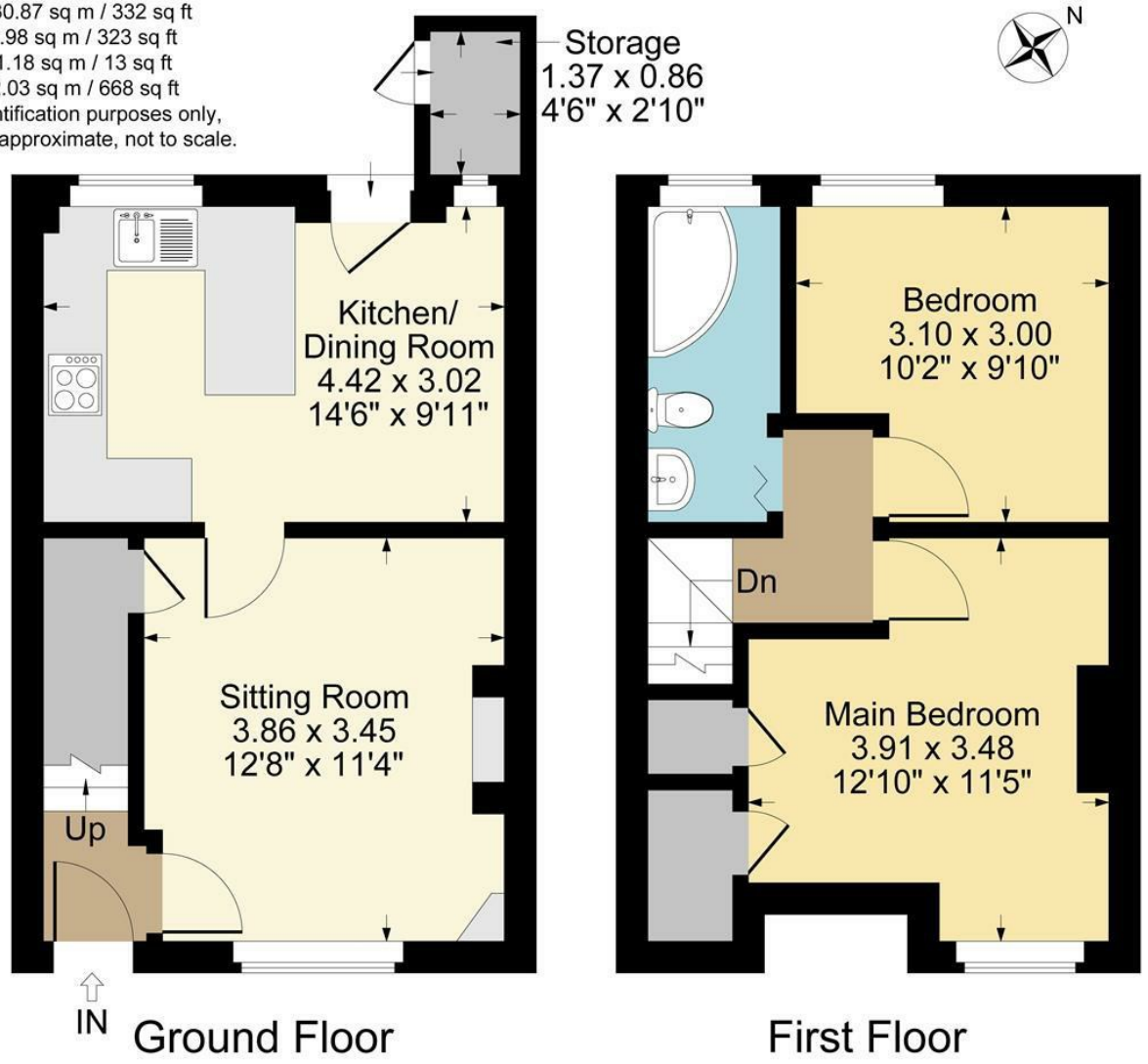
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

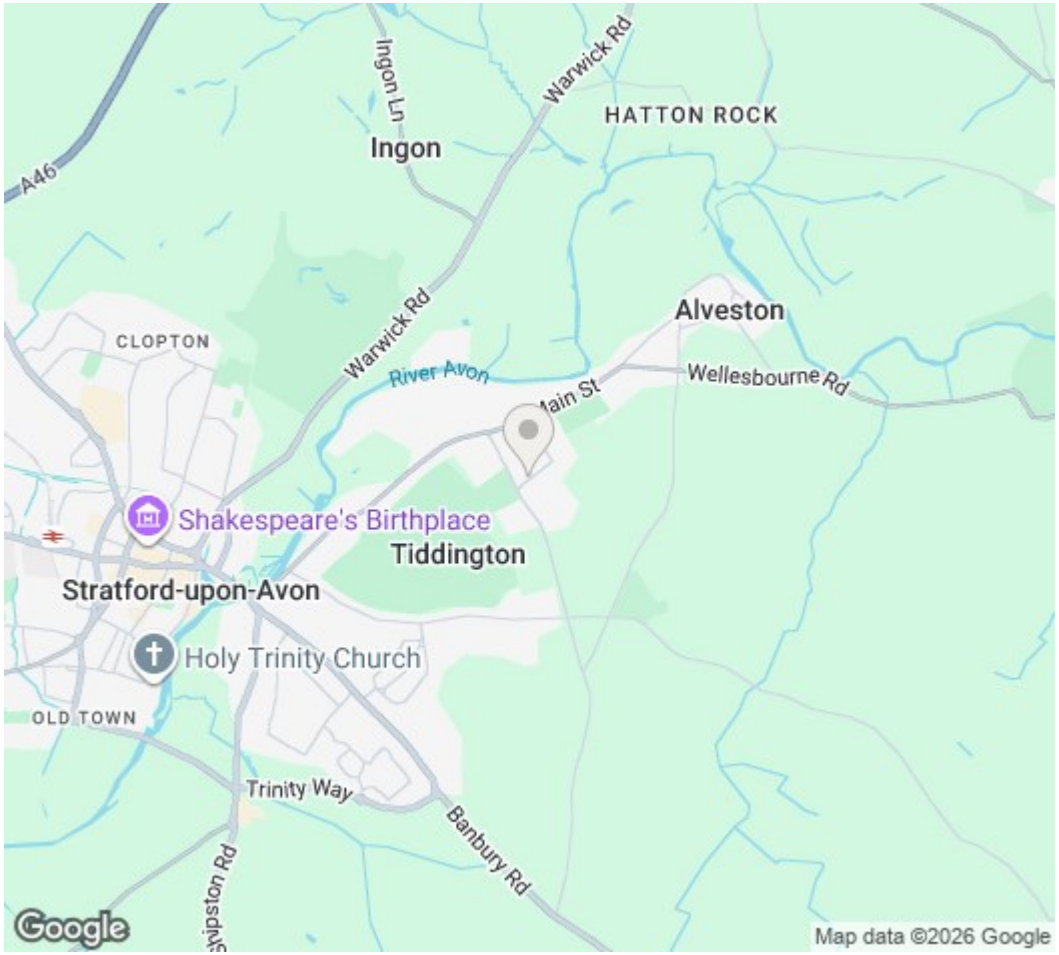
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

11 Oak Road, Tiddington

Approximate Gross Internal Area
Ground Floor = 30.87 sq m / 332 sq ft
First Floor = 29.98 sq m / 323 sq ft
Outbuilding = 1.18 sq m / 13 sq ft
Total Area = 62.03 sq m / 668 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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Peter Clarke
Winkworth