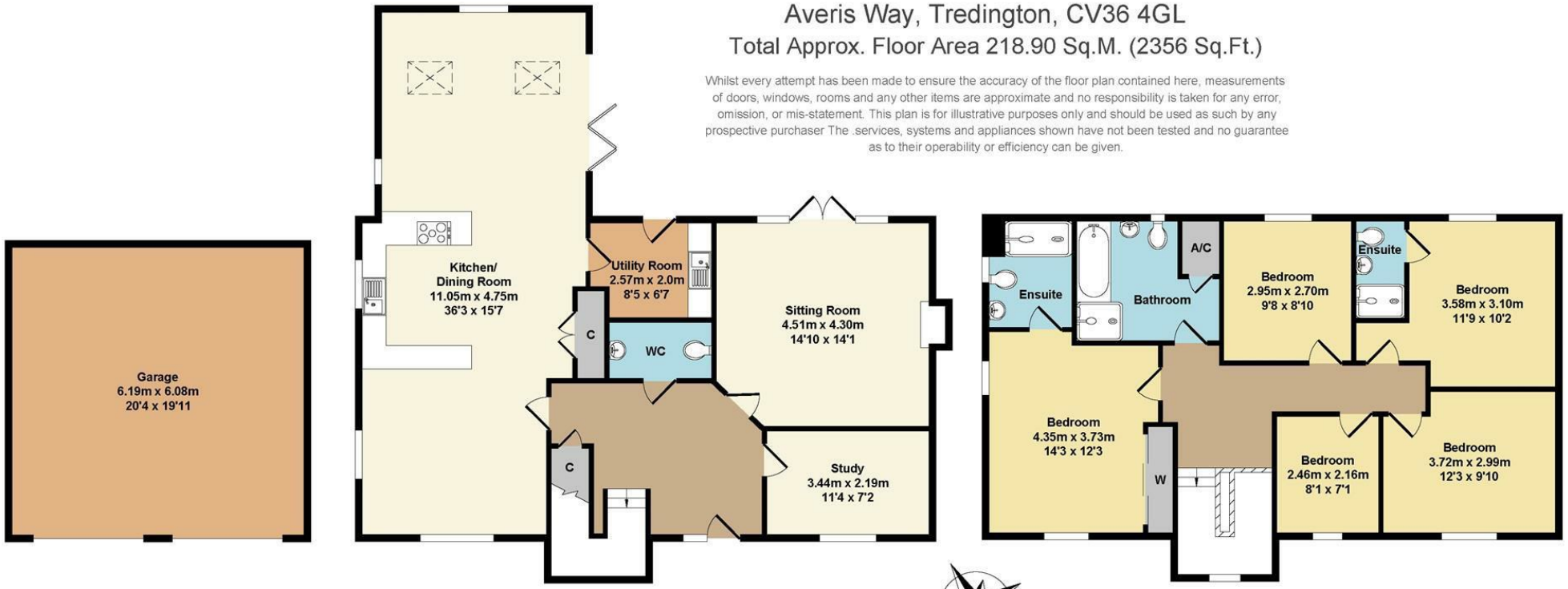


12 Averis Way, Tredington, Shipston-On-Stour, CV36 4GL

Averis Way, Tredington, CV36 4GL

Total Approx. Floor Area 218.90 Sq.M. (2356 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 37.60 Sq.M.
(405 Sq.Ft.)

Ground Floor
Approx. Floor
Area 100.40 Sq.M.
(1081 Sq.Ft.)

First Floor
Approx. Floor
Area 80.90 Sq.M.
(871 Sq.Ft.)

- No chain
- Five-bedroom detached house
- Popular village location
- Built by Cameron Homes in 2019
- Two reception rooms plus a superb open-plan kitchen and family room
- Double garage and driveway
- Superfast broadband



£750,000

No onward chain. A five-bedroom detached house with double driveway, double garage and rear gardens, overlooking green space to the front. In immaculate order throughout, this is a true turnkey home, ready for immediate occupation.

ACCOMMODATION

GROUND FLOOR

Entrance hall with understairs storage, cloakroom, a study to the front, dual-aspect sitting room with feature fireplace and double doors to the rear. An impressive open-plan kitchen, dining and family area. The kitchen area has worktops and breakfast bar, incorporating one-and-a-half bowl sunken sink with drainer, five-ring gas hob with extractor over. Further fitted units with integrated double oven, fridge and freezer. Opens into a vaulted ceiling family area with skylights, dual aspect windows and bi-fold doors to the garden. Utility room provides a rear door, worktop with stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer and a cupboard housing the Worcester gas boiler.

FIRST FLOOR

Landing with loft access. The main bedroom is dual aspect with triple mirrored wardrobes and an en-suite featuring a shower cubicle, WC, basin and chrome heated towel rail. There are three further bedrooms, including a guest room with en-suite shower. The family bathroom includes a bath plus a separate shower cubicle, WC, basin, chrome heated towel rail, tiled walls and floor, and a cupboard with a pressurised water tank.

OUTSIDE

To the front, canopy porch, brick-paved pathways, double driveway and the double garage with up and over door, power and light. To the rear, sandstone patios, laid to lawn, planted beds, generous timber shed, mainly walled boundaries with some fencing. There is also an outside light, tap and water butt.

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. Estate Charge TBC

SERVICES: We have been advised by the vendor that mains gas and electricity 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.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 76% O2 (Checked on Ofcom Jun26)

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

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

VIEWING: By Prior Appointment with the selling agent.







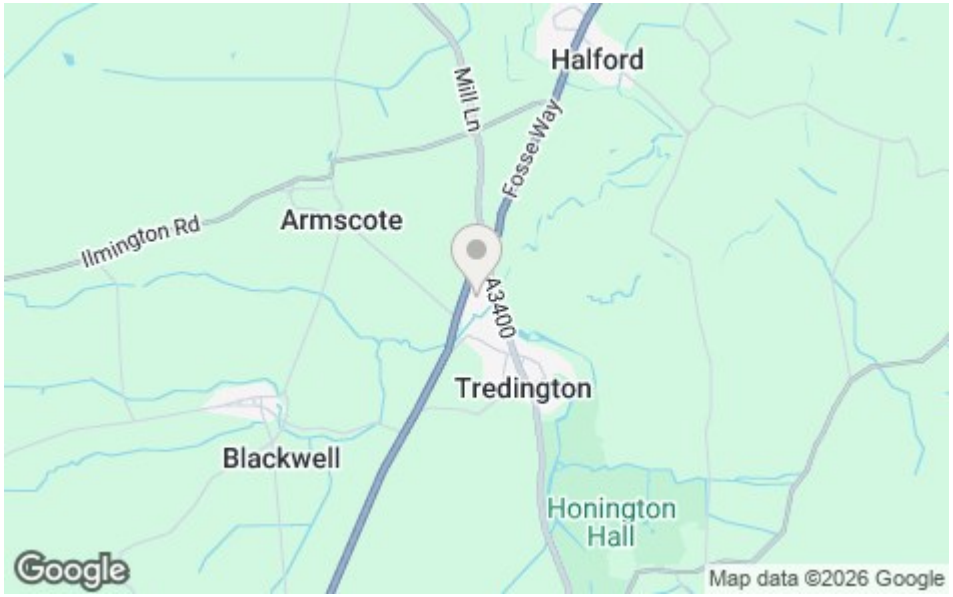











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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke
Winkworth