HAWKESFORD

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Residential
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Commercial

OAKTREE CLOSE, MORETON MORRELL CV35 9BB



- Immediately Available
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom
- Large Rear Garden
- Large Driveway
- EPC - C
- Rural Village Location
- Pets Considered

2 BEDROOMS **£1,100**

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk

Nestled in the charming village of Moreton Morrell, this is a delightful semi-detached bungalow on Oaktree Close . With two well-proportioned bedrooms, this property is ideal for small families, or couples.

One of the standout features of this property is the large rear garden, which presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy outdoor space. The garden is perfect for summer barbecues, & children's play.

Additionally, the property benefits from a driveway, providing ample off-road parking for residents and guests alike.

Moreton Morrell is a picturesque village, known for its friendly community and beautiful surroundings. Transport links are within easy reach, ensuring that you can enjoy both the tranquillity of village life and the convenience of nearby towns.

Pets Considered.

Entrance
Entrance to the property is on the side elevation via a double glazed front door which leads in to the entrance hall. Wood effect flooring and neutral decor to walls and ceiling, gas central heating radiator, light point and loft access to ceiling.

Bedroom Two 8'9" x 7'8" (2.675m x 2.361m)
Continuation of the wood effect flooring, decorated walls and ceiling, double glazed window to side elevation with gas central heating radiator below and there is a light point to ceiling.

Living Room 13'3" x 10'8" (4.048m x 3.254m)
Continuation of the wood effect flooring, decorated walls and ceiling, double glazed window to front elevation with gas central heating radiator below and there is a light point to ceiling.

Bedroom One 12'9" x 9'0" (3.896m x 2.750m)
Continuation of the wood effect flooring, decorated walls and ceiling, double glazed window to side elevation with gas central heating radiator below, light point to ceiling and a there is a storage cupboard which houses the Worcestor combi boiler.

Kitchen 6'9" x 10'6" (2.062m x 3.214m)
Wood effect flooring, continuation of neutral decor, double glazed window to side elevation and a double glazed door to rear elevation giving access out in to the garden. The kitchen is fitted with a range of base and wall units with a white frontage and a granite effect melamine work surface over, stainless steel sink with matching drainer with chrome hot and cold mixer tap, built in electric oven with a four ring, ceramic hob over and a stainless steel extractor above, space and plumbing for washing machine, space for full height fridge freezer, breakfast bar area, gas central heating radiator and there is a light point to ceiling.

Bathroom
Having tiles to floor and to walls to ceiling height, obscure glazed, double glazed window to side elevation, light point to ceiling. Fitted with a chrome heated towel rail, white low level WC with built in basin with chrome hot and cold mixer taps and a "P" shaped bath with chrome hot and cold mixer tap with chrome shower controls and attachments.

Garden circa 55'9" x 36'1" (circa 17m x 11m)
Located to the rear of the property is an enclosed garden, to the majority laid to lawn with a paved pathway through the middle. Brick built storage cupboard and an outside tap

Driveway
The driveway runs down the side of the property and provides off street parking for a number of vehicles

Services
All mains services are believed to be connected. Gas is connected via bottle propane gas.

Council Tax
We understand the property to be Band B.

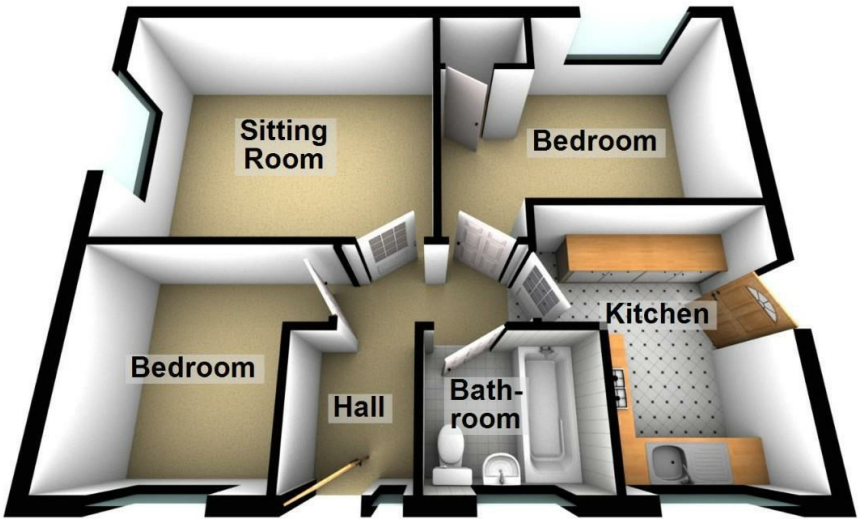
Viewing
Strictly by appointment through the Agents

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.





Ground Floor



Total area: approx. 49.0 sq. metres (527.4 sq. feet)

