



### 3 bed terraced house to buy in

Stretton on Fosse, Stretton on Fosse,  
Moreton-in-Marsh, Warwickshire, GL56  
9QX

**£265,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Three-bedroom village home with significant potential throughout
- ✓ Spacious living room, separate dining room and fitted kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Located within the village of Stretton-on-Fosse, this three-bedroom home offers well-presented accommodation, a fantastic private rear garden and clear potential for someone to finish the renovations and make the property their own.

The current owners have already carried out much of the heavy lifting, including a recent rewire, insulation works and the installation of a new boiler. This gives the next owner a strong foundation to work from, with much of what remains being more cosmetic in nature, allowing them to add their own style and finish the home to their taste.

The ground floor provides a spacious and comfortable layout, with a generous living room centred around a fireplace, creating a warm and inviting reception space. A separate dining room also with a fireplace, offers room for everyday meals and entertaining, while the fitted kitchen provides a practical space with scope for further enhancement. A WC and utility room complete the ground floor arrangement.

Upstairs, there are three bedrooms, including two doubles and a further single bedroom, well suited as a child's room, nursery or home office. A family bathroom serves the first floor.

Outside is where the property really stands out. The private rear garden is a real highlight, offering an impressive outdoor space with both patio and lawned areas, ideal for relaxing, hosting and enjoying the summer months.

Parking is available on street, in keeping with many village homes of this style and setting with the potential to convert the front garden to driveway, subject to planning.

A home with plenty to offer now, but also exciting potential for someone to complete the cosmetic finishing, add their own style and create a fantastic village home in a peaceful countryside setting.

Location:

The village of Stretton-on-Fosse sits within the Warwickshire countryside, close to the Gloucestershire border, offering a peaceful rural setting while remaining within reach of nearby towns, villages and amenities. It is well suited to those looking for village life, open surroundings and a slower pace without feeling completely isolated.

The village has a traditional character, with a strong sense of community and easy access to countryside walks, footpaths and rural lanes. Nearby villages and towns such as Shipston-on-Stour, Moreton-in-Marsh, Chipping Campden and Stratford-upon-Avon provide a wider range of shops, schools, cafés, restaurants and everyday services.

Despite its countryside setting, Stretton-on-Fosse is well placed for access to surrounding road networks, including routes towards Stratford-upon-Avon, Shipston-on-Stour, Banbury, Moreton-in-Marsh and the North Cotswolds. Rail services from Moreton-in-Marsh provide direct connections towards Oxford and London Paddington, making it a practical choice for those wanting village living with wider connections close by.

#### General Information

Tenure: Freehold

Council Tax: The property falls within Council Tax Band C, as assessed by the local authority.

Current EPC Rating: D

Services: According to the vendor, the property is connected to mains gas, water, electricity, and drainage. Buyers are advised to confirm the availability and condition of services with their solicitor prior to 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 that may exist, whether or not they are specifically mentioned in these particulars.

Viewing: Viewings are strictly by prior appointment with the selling agent.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £265,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Wood Burner

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room

4.98m x 2.97m (16'4" x 9'8")

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## Kitchen

4.50m x 1.77m (14'9" x 5'9")

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## Dining Room

3.08m x 3.11m (10'1" x 10'2")

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## Utility Room

2.18m x 2.20m (7'1" x 7'2")

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## Master Bedroom

3.55m x 3.15m (11'7" x 10'4")

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## Bedroom 2

3.08m x 3.16m (10'1" x 10'4")

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## Bedroom 3

2.66m x 2.13m (8'8" x 6'11")

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## Bathroom

2.07m x 1.72m (6'9" x 5'7")

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Stretton on Fosse, Stretton on Fosse, Moreton-in-Marsh, Warwickshire, GL56 9QX

Contact your local branch today for more information on this property:

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