



35 MIDDLETON CLOSE MIDDLE TYSOE WARWICKSHIRE CV35 0SS

5 miles from Kineton, 10 miles from Stratford-upon-Avon and Banbury and within 7 miles of Junction 12 of the M40 motorway at Gaydon

A SEMI-DETACHED TWO BEDROOM BUNGALOW LOCATED IN A QUIET STREET CLOSE TO THE VILLAGE CENTRE

- Entrance Hall
- Living Room
- Kitchen Breakfast Room
- Conservatory
- Two Bedrooms
- Bathroom
- EPC Band E

VIEWING STRICTLY BY APPOINTMENT
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Middle Tysoe is a South Warwickshire village situated approximately one mile south of the A422 Stratford-upon-Avon to Banbury Road at the foot of the Edgehill Escarpment close to the South Warwickshire/North Oxfordshire border. The village has a parish church, a public house, a general store, Post office, Primary School and doctor's surgery. The surrounding countryside offers varied and attractive walks, cycling and riding.

35 Middleton Close comprises a semi-detached bungalow, understood to have been constructed approximately 1960, located in a quiet street close to the village centre. The property has the benefit of UPVC double glazing, oil-fired central heating and a good size mature West facing garden to the rear.

ACCOMMODATION

Entrance Hall with part-tiled floor, part-glazed front door with windows either side. **Sitting Room** outlook to the front of the property, open fireplace with stone hearth and connecting door to **Kitchen/Breakfast Room**. Windows to side and fitted with a single worktop to one wall, inset 1 1/2 bowl single drainer sink unit, range of cupboards and drawers under, space and plumbing for washing machine and electric cooker. Built-in larder cupboard with shelving, built-in airing cupboard with hot water cylinder and built-in store cupboard with window to rear. **Conservatory** with double doors opening to rear garden and wall-mounted electric heater. **Bedroom One** outlook to the rear of the property with range of built-in wardrobes to one wall with

cupboards over. **Bedroom Two** outlook to the front of the property. **Bathroom** enclosed shower cubicle, panelled bath, wash hand basin set to a vanity unit with WC to side and cupboards under. Tiled floor, towel radiator and obscured glazed window to rear.

OUTSIDE

To the front of the property, a landscaped garden enjoys flowering borders with small lawn and concrete pathway leading to front door with outside light. Concrete path continues to the side of the property and leads to rear garden. A mature, partially enclosed garden predominantly to lawn with Garden Shed. Flowerbeds to borders, mature trees, shrubs, and bushes. Outside water supply.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Oil fired central heating.

Council Tax

Payable to Stratford District Council. Listed in Band B

Energy Performance Certificate

Current: 40 Potential: 84 Band E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV35 0SS

From the village centre proceed South along Main Street and turn left into Middleton Close. Take the First Right continuing along Middleton Close where the property will be found on the right-hand side identified by our For Sale board.

What3Words:

///overt.credit.pilots

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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