

Peter Clarke

IN ASSOCIATION WITH

Winkworth



80 Hanson Avenue, Shipston-On-Stour, Warwickshire, CV36 4HS

- Popular residential area
- Spacious layout
- Detached house with driveway and garage
- Four double bedrooms and two bathrooms
- Landscaped gardens
- Sympathetically extended



£515,000

A sympathetically extended four double bedroom detached house with two reception rooms, kitchen/dining area, utility, bathroom and en-suite. Further benefits include driveway, garage and landscaped gardens.

GROUND FLOOR

Entrance porch, entrance hall, cloaks cupboard, sitting room with bay window to front, feature gas fireplace, double doors to dining room. Sliding patio doors to garden. Kitchen/breakfast room, range of matching wall and base units with worksurface over incorporating one and a half bowl stainless steel sink with drainer and four ring ceramic hob. Integrated oven, dishwasher, space for a low-level fridge and an under stairs pantry. Utility with door to rear, window to side, matching wall and base units with worktop over incorporating stainless steel sink with drainer. Space for washing machine and tumble dryer, cloakroom with window to side, wash basin and WC. Integral garage with access from the hallway, up and over door, pedestrian door to side, having internal power and light and widening at the rear.

FIRST FLOOR

Landing with two loft hatches, airing cupboard. Main bedroom with window to front and views, two sets of fitted wardrobes, ensuite bathroom window to front, bath with electric shower over, wash basin unit, WC, chrome heated towel rail. Bedroom window to front and double wardrobe with mirror sliding doors. Bedroom with window to rear. fitted double wardrobe. Bedroom with window to rear and bathroom with window to rear, having a bath with electric shower over, wash basin unit, WC, chrome heated towel rail.

OUTSIDE

Outside to the front has a paved pathway with stone chippings either side, partly laid to lawn, planted beds, mature shrubs and trees. A side gate where a pathway leads to rear, with a mix of pathways, patios. Laid to lawn, planted beds, mature shrubs, trees, stone chipping pathways and beds. Decked seating area. Timber shed. Outside tap and light. Panel fence boundaries.

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 gas, electricity, 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.

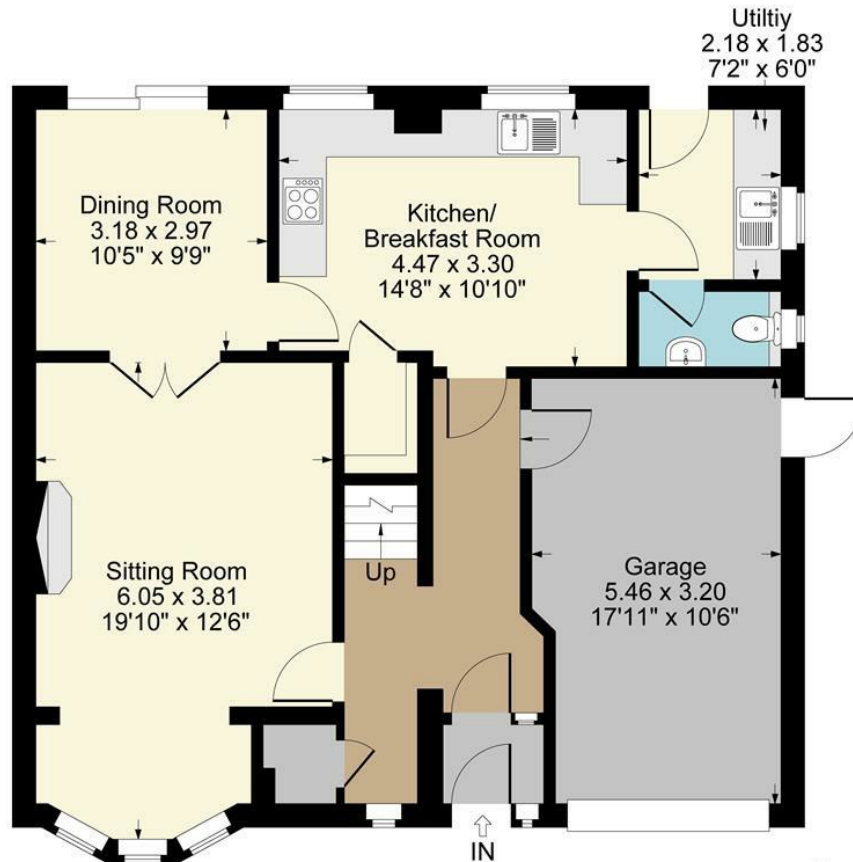
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.

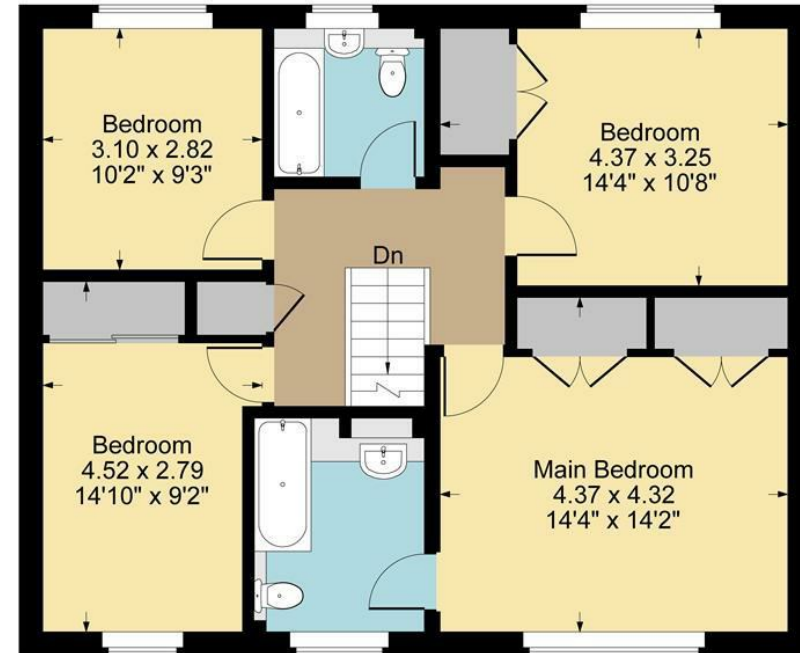


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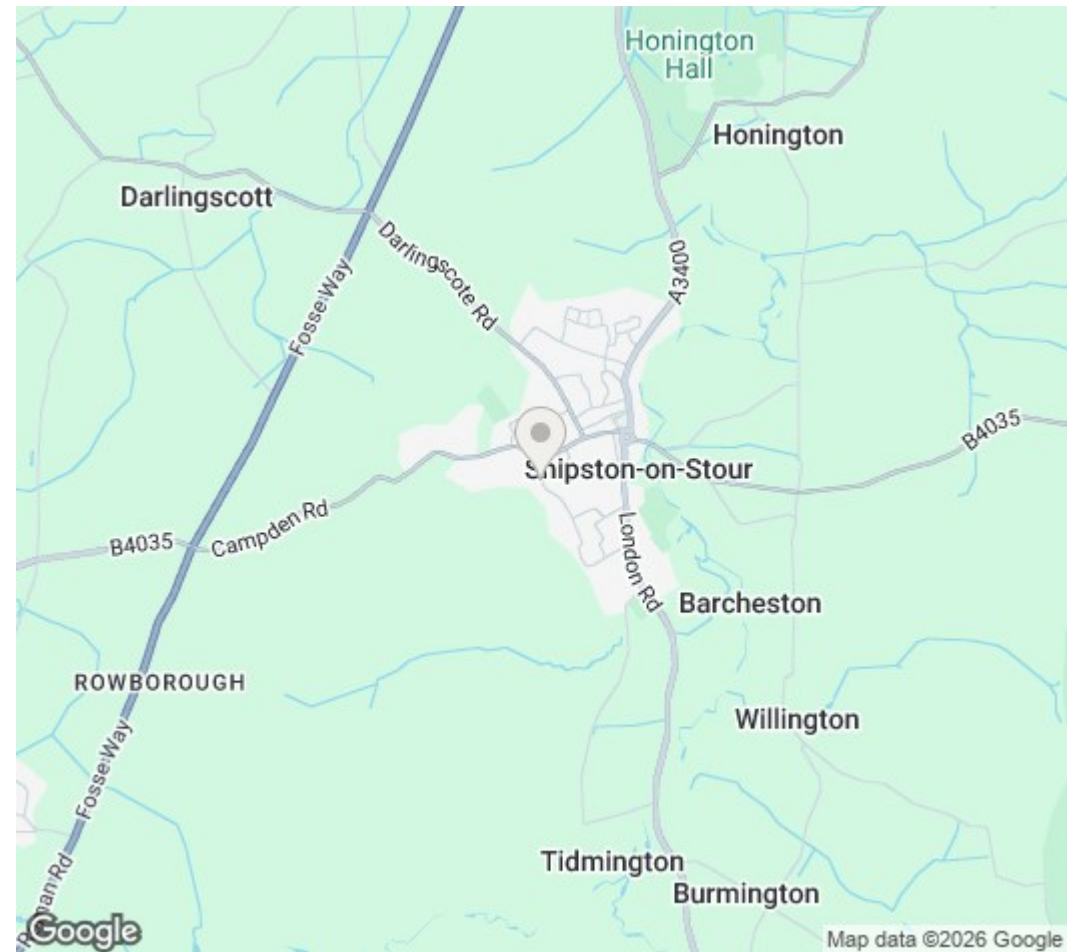
Ground Floor

Garage



First Floor

Approximate Gross Internal Area
 Ground Floor = 67.98 sq m / 732 sq ft
 First Floor = 74.18 sq m / 799 sq ft
 Garage = 16.75 sq m / 180 sq ft
 Total Area = 158.91 sq m / 1711 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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Peter Clarke

an estate agency

Winkworth