



Peter Clarke

11 Beecham Road, Shipston-on-Stour, CV36 4RJ



- Modern Three/Four Bedroom Town House
- Three Bathrooms
- Fitted Kitchen/Breakfast Room
- Sitting/Dining Room
- Utility Room to the Ground Floor
- Close to Schools & Leisure Centre
- Low Maintenance Garden & Allocated Parking Space
- NO ONWARD CHAIN



£310,000

A modern town house offering spacious and versatile accommodation on a sought after development in Shipston-on-Stour. The accommodation briefly comprises of three/four bedrooms, three bathrooms, a kitchen/breakfast room, sitting/dining room and utility room. There are low maintenance gardens to the front and rear and an allocated parking space. Viewing is highly recommended to appreciate the accommodation on offer. This property also benefits from no onward chain.

#### ACCOMMODATION

The entrance hall has a large storage cupboard and stairs leading to the first floor. The ground floor has bedroom with fitted wardrobes and en-suite Jack & Jill shower room, study/bedroom with doors leading to the rear garden and utility room. To first floor the landing gives access to the kitchen/breakfast room with a range of base, wall and drawer units with work surfaces over, space and plumbing for appliances, an integrated electric double oven and gas hob . The sitting room/dining room has a feature fireplace and gas fire. To the second floor the landing gives access to the main bedroom which has built in wardrobes and en-suite shower room, a further bedroom and bathroom. Externally there is a courtyard garden to the front and rear with access to an allocated parking space.

#### 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.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

**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 Stratford on Avon District Council and is understood to lie in Band E.

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

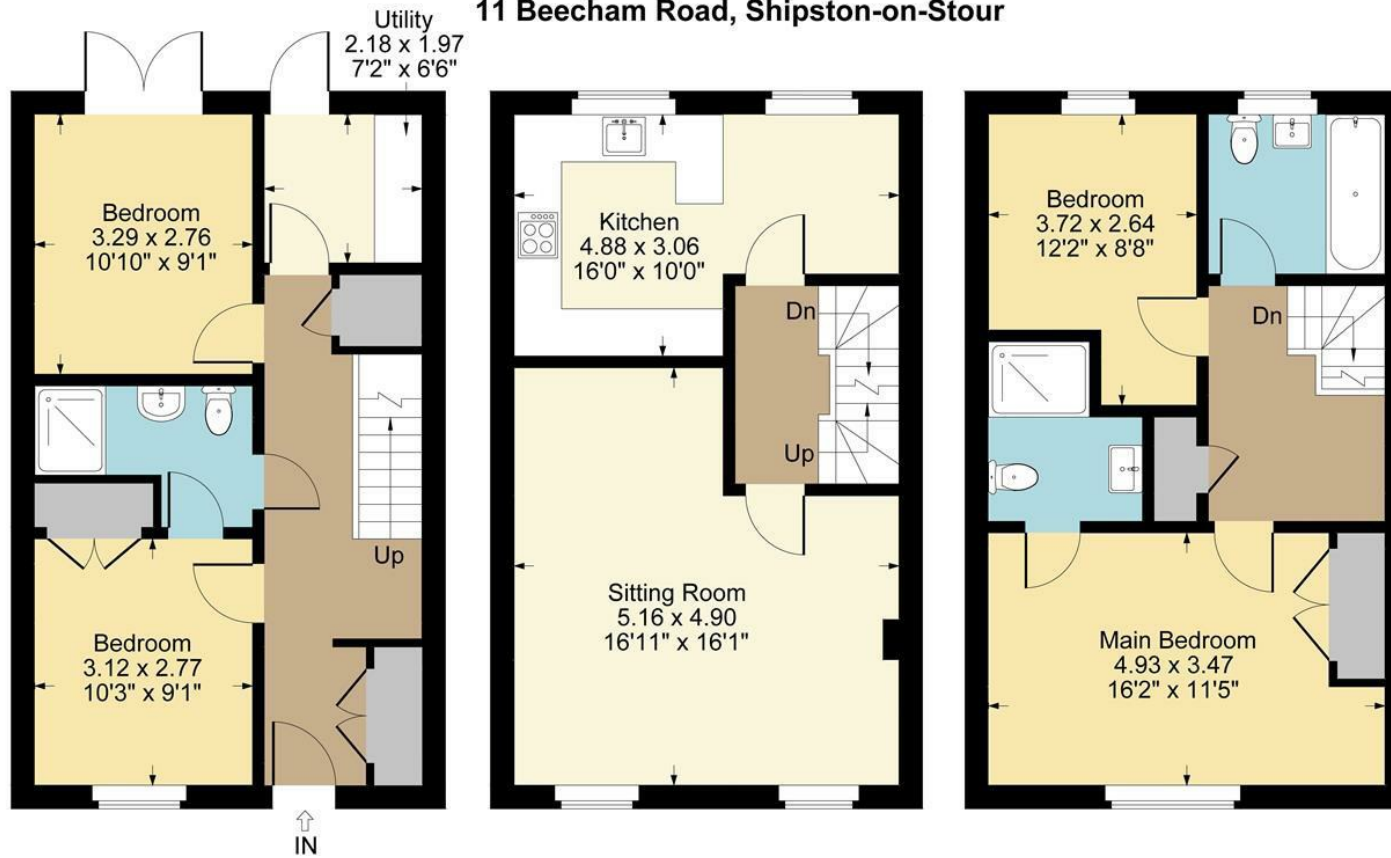
**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**





# 11 Beecham Road, Shipston-on-Stour



Ground Floor

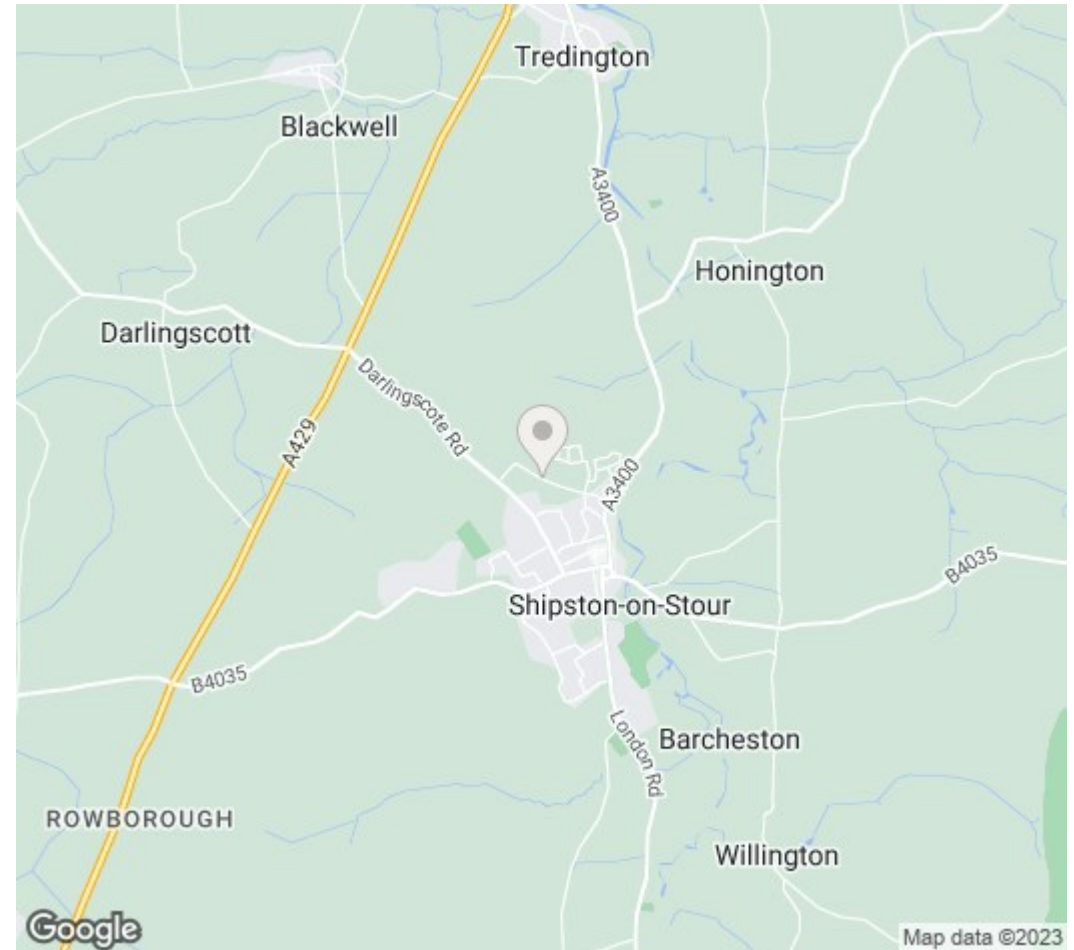
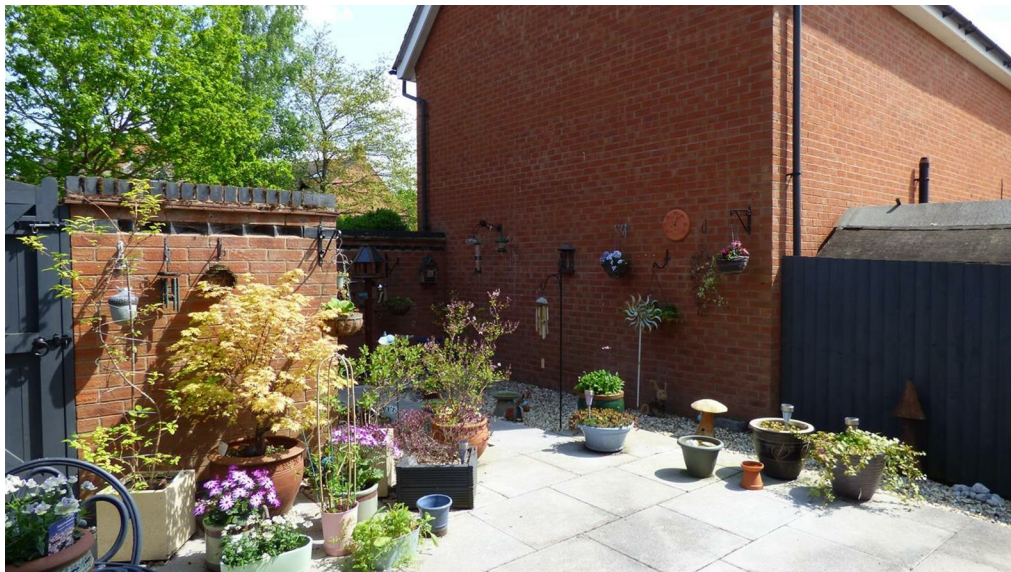
First Floor

Second Floor

Approximate Gross Internal Area  
Ground Floor = 41.73 sq m / 449 sq ft  
First Floor = 41.48 sq m / 446 sq ft  
Second Floor = 42.75 sq m / 460 sq ft  
Total Area = 125.96 sq m / 1355 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.







DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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