

Peter Clarke



58 Donnington Road, Shipston-On-Stour, Warwickshire, CV36 4BG

OIEO £255,000

A three bedroom semi-detached property situated on a corner plot. The accommodation briefly comprises of entrance hall, dual aspect sitting room, fitted kitchen/diner and cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. externally there are front and rear gardens, a car port and off road parking.



**SHIPSTON ON STOUR** is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

**ENTRANCE HALL** having stairs leading to first floor.

**SITTING ROOM** being dual aspect and having patio doors leading to rear garden. Feature fireplace and wood effect flooring.

**KITCHEN/DINER** having window to rear elevation and door to side leading to rear garden. A range of base, wall and drawer units with work surfaces over. Stainless steel sink and drainer, integrated electric oven with gas hob and extractor above. Space and plumbing for dishwasher.

**CLOAKROOM** having window to side elevation. Wash hand basin and wc.

**FIRST FLOOR LANDING** Storage cupboard and cupboard housing gas boiler.

**BEDROOM** having window to front elevation.

**BEDROOM** having window to front elevation, fitted wardrobe and access to roof space.

**BEDROOM** having window to rear elevation and fitted wardrobe.

**BATHROOM** having window to side elevation. Bath with shower over, wash hand basin and wc.

**OUTSIDE** To the front of the property there is a small fore-garden, driveway providing off road parking leading to a car port with double doors and gate leading to the rear of the property. To the rear of the property there is a storage room currently used as a utility with sink, space for washing machine and freezer. The rear garden is made up of a patio, raised area and additional side area which would make useful storage.

## 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 electricity, gas, mains 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 C**

### CURRENT ENERGY PERFORMANCE CERTIFICATE

**RATING: D.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** From the centre of Shipston On Stour, take the A3400 towards Stratford Upon Avon. Turn left onto Station Road and follow the road, taking the turning on the right onto Mayo Road. Follow this road and take the third turning on the right into Donnington Road. Follow this road around and the property can be found in the corner clearly marked by our For Sale board.

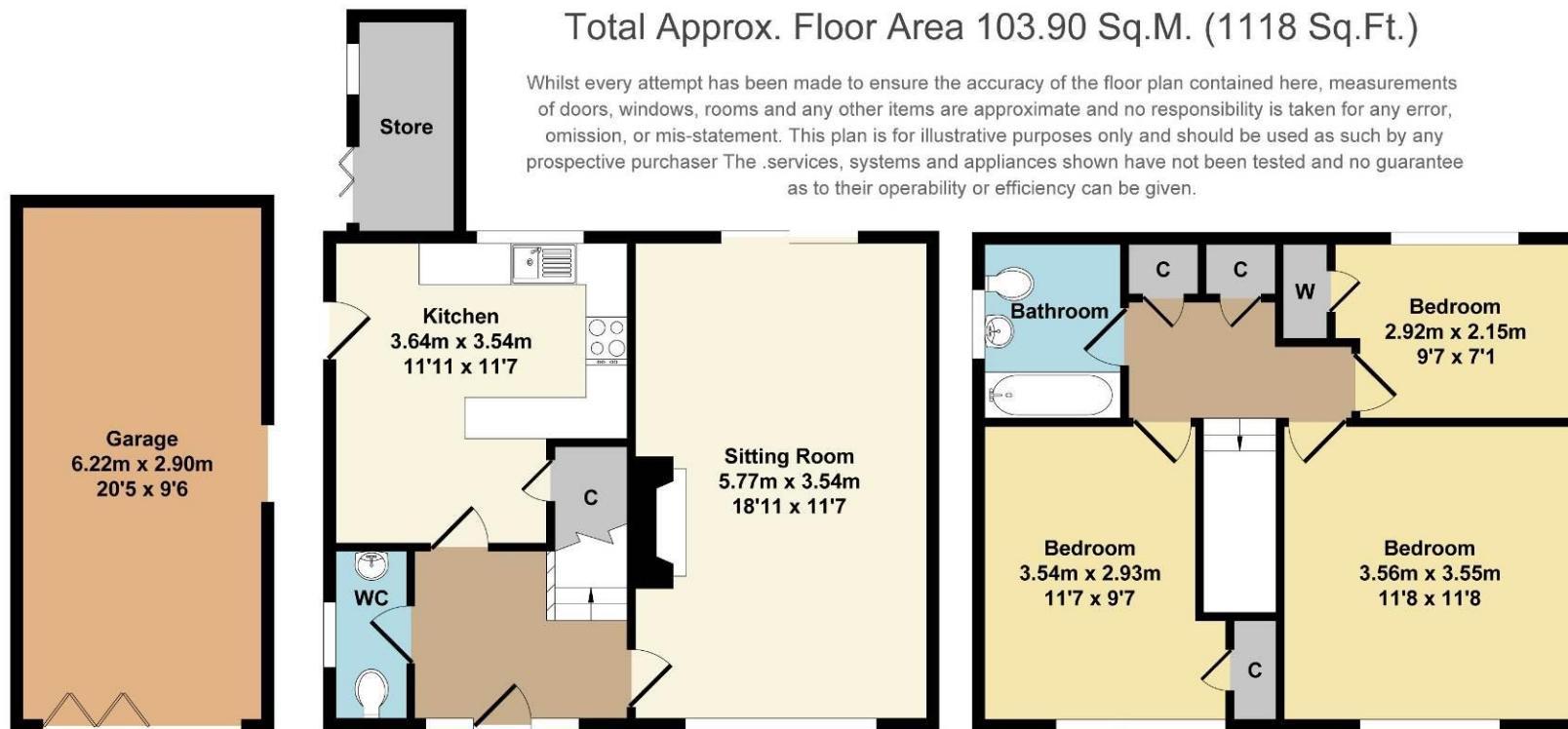
**VIEWING:** By Prior Appointment with the Selling Agents.

### REGULATED BY RICS



# Donnington Road, Shipston on Stour, CV36 4BG

## Total Approx. Floor Area 103.90 Sq.M. (1118 Sq.Ft.)



**Garage**  
Approx. Floor  
Area 18.0 Sq.M.  
(194 Sq.Ft.)

**Ground Floor**  
Approx. Floor  
Area 44.50 Sq.M.  
(479 Sq.Ft.)

**First Floor**  
Approx. Floor  
Area 41.40 Sq.M.  
(446 Sq.Ft.)

AWAITING

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**