10 Webb Road, Shipston-on-Stour, CV36 4GN

- Three Bedroom Semi Detached Property Built in 2018
- Sitting Room & Kitchen/Dining Room
- Main Bedroom with En-Suite Shower Room
- First Floor Bathroom & Ground Floor Cloakroom
- Landscaped Rear Garden
- Off Road Parking for Two Cars

3 2 1

£330,000

A well presented semi-detached three bedroom home which was built eight years ago by Tayor Wimpey, the property still has the remainder of a 10 year NHBC warranty. The accommodation comprises of entrance hall leading to sitting room which leads through to a modern kitchen/diner and cloakroom. To the first floor there are three bedrooms with an en-suite to the main bedroom. The rear garden has been landscaped and the driveway provides off road parking for two cars.

ACCOMMODATION

Entrance hall with storage cupboard leading through to a the sitting room There is a downstairs Cloakroom with wash hand basin and w/c. The modern Kitchen/Diner offers a range of base, wall and drawer units with work surfaces over. Integrated appliances include double oven, fridge/freezer, slimline dishwasher, washing machine and gas hob with extractor above. . Patio doors lead out to the rear landscaped garden which has been terraced to provide casual seating areas with trees and planting. Stairs from the hallway lead to the first floor accommodation of two double bedrooms one with an en-suite shower room and third bedroom which is currently being used as an office. There is access from the rear garden to the front and the driveway which provides off road parking for two cars.

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 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 D

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

VIEWING: By Prior Appointment with the Selling Agents.

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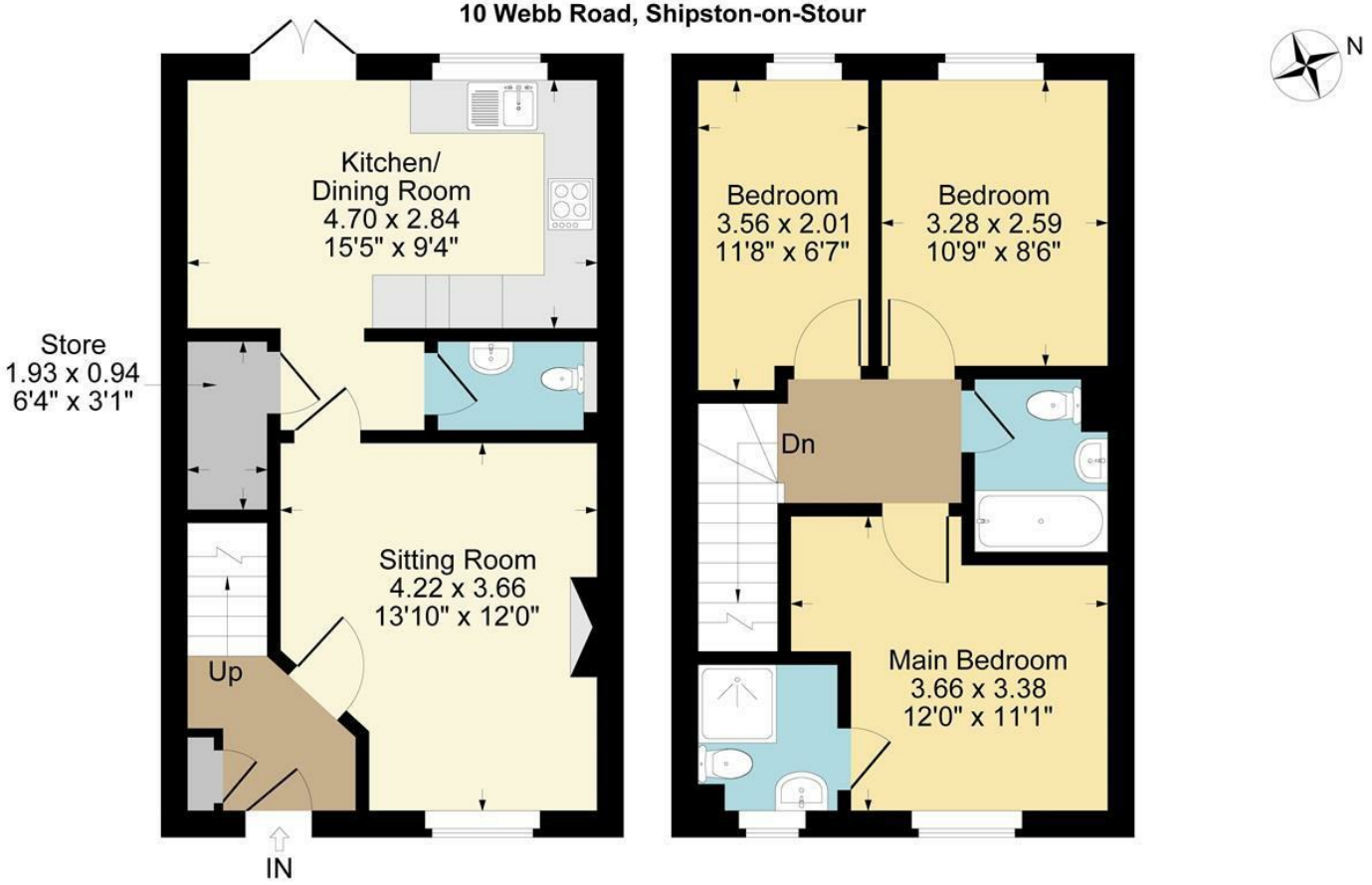

Approximate Gross Internal Area
Ground Floor = 39.38 sq m / 424 sq ft
First Floor = 39.38 sq m / 424 sq ft
Total Area = 78.76 sq m / 848 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

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Peter Clarke