

Peter Clarke

IN ASSOCIATION WITH

Winkworth



19 Elm Road, Shipston-On-Stour, CV36 4FA

- Tucked away location
- Popular residential area
- Sitting room
- Kitchen/dining room and utility
- Main bedroom with en-suite
- Two further good sized bedrooms
- Driveway and decent garden



£350,000

A very well presented, three bedroom house, with a driveway and south westerly facing garden. The ground floor offers a sitting room, open-plan kitchen/dining room, and a utility room. Upstairs, there is a main bedroom with en-suite, two further good size bedrooms and a bathroom.

GROUND FLOOR

SITTING ROOM

with understairs storage. Opens into the

KITCHEN/DINING ROOM

with bay window and bifold doors to the rear. Range of fitted units with integrated double oven, hob, and dishwasher. Dining area with space for table and chairs.

UTILITY

with space for washing machine and dryer. Wall-mounted gas boiler.

FIRST FLOOR

LANDING

Loft hatch with ladder, light, and some boarding. Linen cupboard.

MAIN BEDROOM

with two sets of wardrobes and stylish ensuite shower room

BEDROOM

with fitted double wardrobes

BEDROOM

A double room

BATHROOM

Bath with shower over, pedestal basin, WC, heated towel rail

OUTSIDE

To the front there is a driveway, paved pathway, laid to lawn, planted beds with shrubs. To the rear there is a bright garden with a south westerly aspect, timber decking, paved pathways, laid to lawn, raised beds, and gate to refuse walkway.

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.

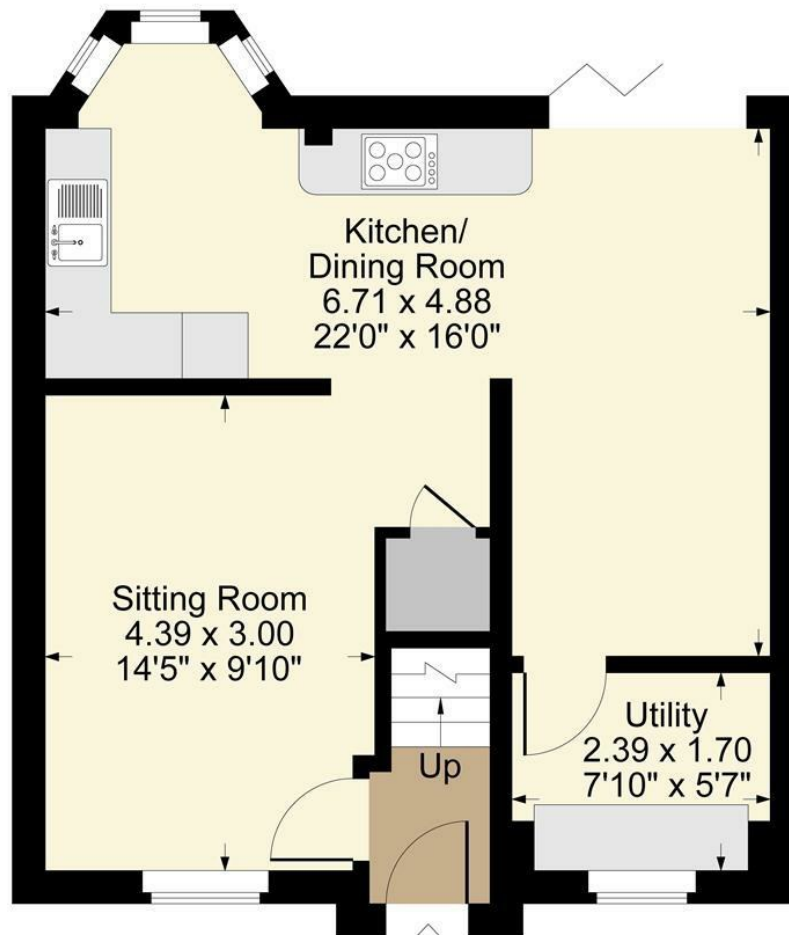
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

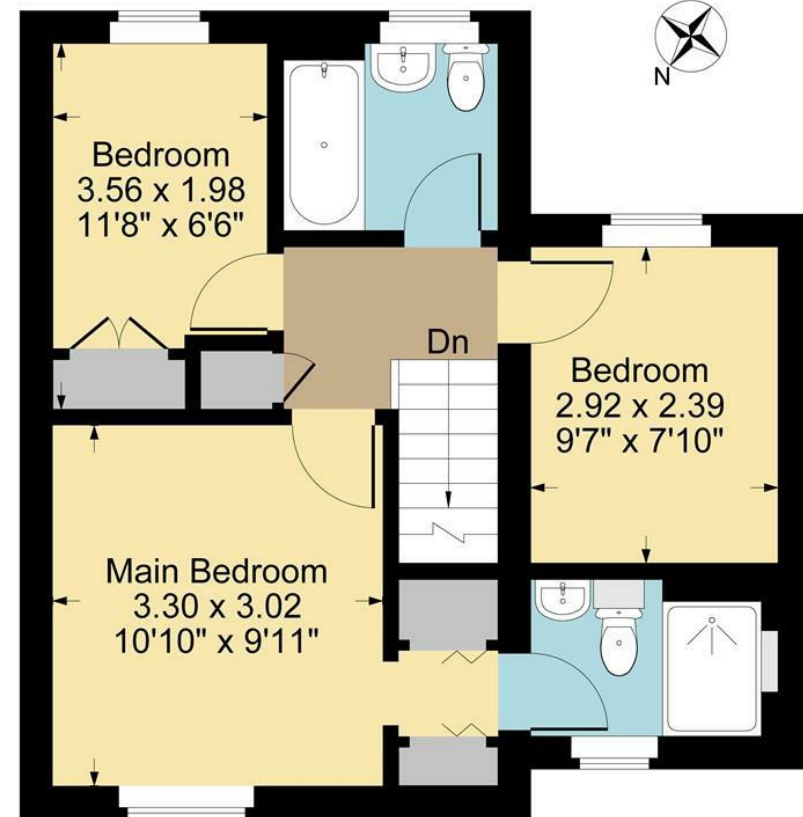
VIEWING: By Prior Appointment with the selling agent.



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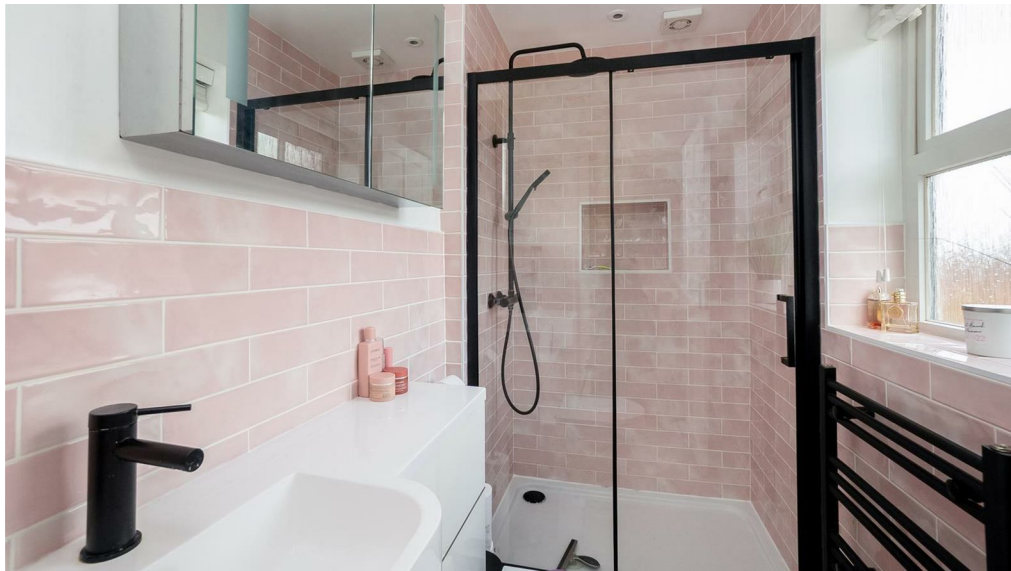


Ground Floor



First Floor

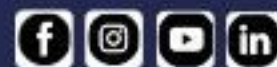
Approximate Gross Internal Area
Ground Floor = 47.39 sq m / 510 sq ft
First Floor = 39.93 sq m / 430 sq ft
Total Area = 87.32 sq m / 940 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

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Winkworth