10 The Sidings, Shipston-on-Stour, CV36 4RA

- NO CHAIN
- Two bedroom coach house
- Parking and integral garage
- Ready to move in
- Ideal first buy, downsize or investment property
- Popular residential area
- Viewing recommended

2 1 1

£199,950

A light and airy spacious two bedroom coach house apartment . The accommodation briefly comprises of entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom .There is an integral single garage and off road parking space. NO ONWARD CHAIN

ACCOMMODATION

Entrance hall having stairs leading to the first floor, door leading into garage. Sitting/dining room being dual aspect and having a useful storage cupboard with wall mounted gas boiler. Kitchen having window to front elevation, a range of wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer, integrated electric oven with gas hob and extractor over.

Bedroom having window to rear elevation. Bedroom having window to front elevation. Bathroom having window to rear elevation and white suite comprising of bath with shower over, pedestal wash hand basin and wc.

Garage having up and over door, power and light and understairs storage area with plumbing for washing machine. Parking space to the front of the garage.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 976 years remaining. There is a service charge is £725 per annum and a ground rent of £225 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, 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 and is understood to lie in Band C.

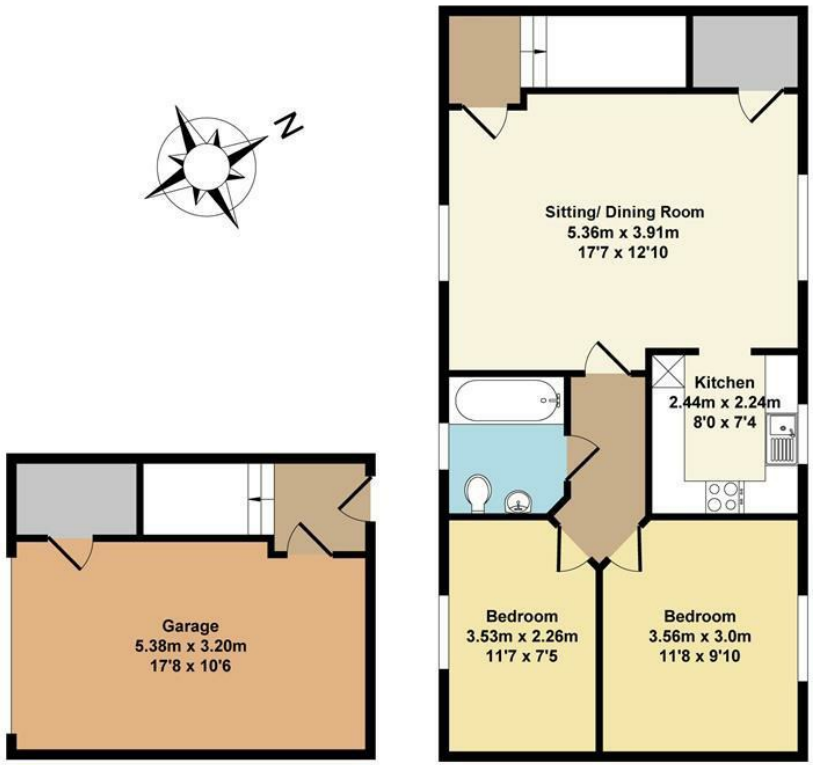
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

The Sidings

Total Approx. Floor Area 79.20 Sq.M. (852 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 23.60 Sq.M.
(254 Sq.Ft.)

First Floor
Approx. Floor
Area 55.60 Sq.M.
(598 Sq.Ft.)

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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Peter Clarke

Winkworth