Old Grange Cottage, Blackwell, Shipston-on-Stour, CV36 4PE

- NO CHAIN
- Two bedroom character property
- Sitting room with inglenook fire place
- Kitchen diner and conservatory
- EV charging point
- Driveway, garage and carport
- Popular village location
- Viewing highly recommended

2 1 1

£395,000

NO CHAIN. A rare opportunity to purchase this two bedroom character cottage in the popular village of Blackwell. Further benefits include sitting room with inglenook fire place, kitchen dining room and a conservatory. Outside to front there is a driveway, carport with EV charger and a garage. To rear there is an enclosed garden.

ACCOMMODATION

Entrance hall with tiled flooring. Cloakroom with extractor fan, wash hand basin, wc, tiled flooring. Sitting room with dual aspect and door to front. Inglenook stone fireplace housing dual fuel burning stove. Stairs leading up. Kitchen with windows and doors to rear, range of matching wall and base units with granite worktop over, incorporating Belfast style sink and four ring ceramic hob with extractor fan hood over. Integrated oven and fridge freezer. Space for washing machine. Boiler cupboard housing recently installed Viessmann boiler, space for dining table and chairs, tiled flooring throughout. Conservatory UPVC double glazed frame work with double doors to garden.

Landing with loft hatch, linen cupboard with slatted shelves, eaves cupboard with internal light. Main bedroom with a dual aspect, fitted wardrobes with internal rail and shelving. Bedroom with window to front. Bathroom with window to rear, bath with electric shower over, pedestal wash hand basin, wc, wood effect flooring.

Outside to front is a tarmacadamed driveway leading to the garage with up and over door internal power and light. To the side of the garage there is a timber framed carport with EV charging point. Picket fence and gate opens to rear garden with a mix of crazy paved pathways, patios, laid to law, planted beds, mature shrubs and trees.

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 water, electric, drainage and LPG heating 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.

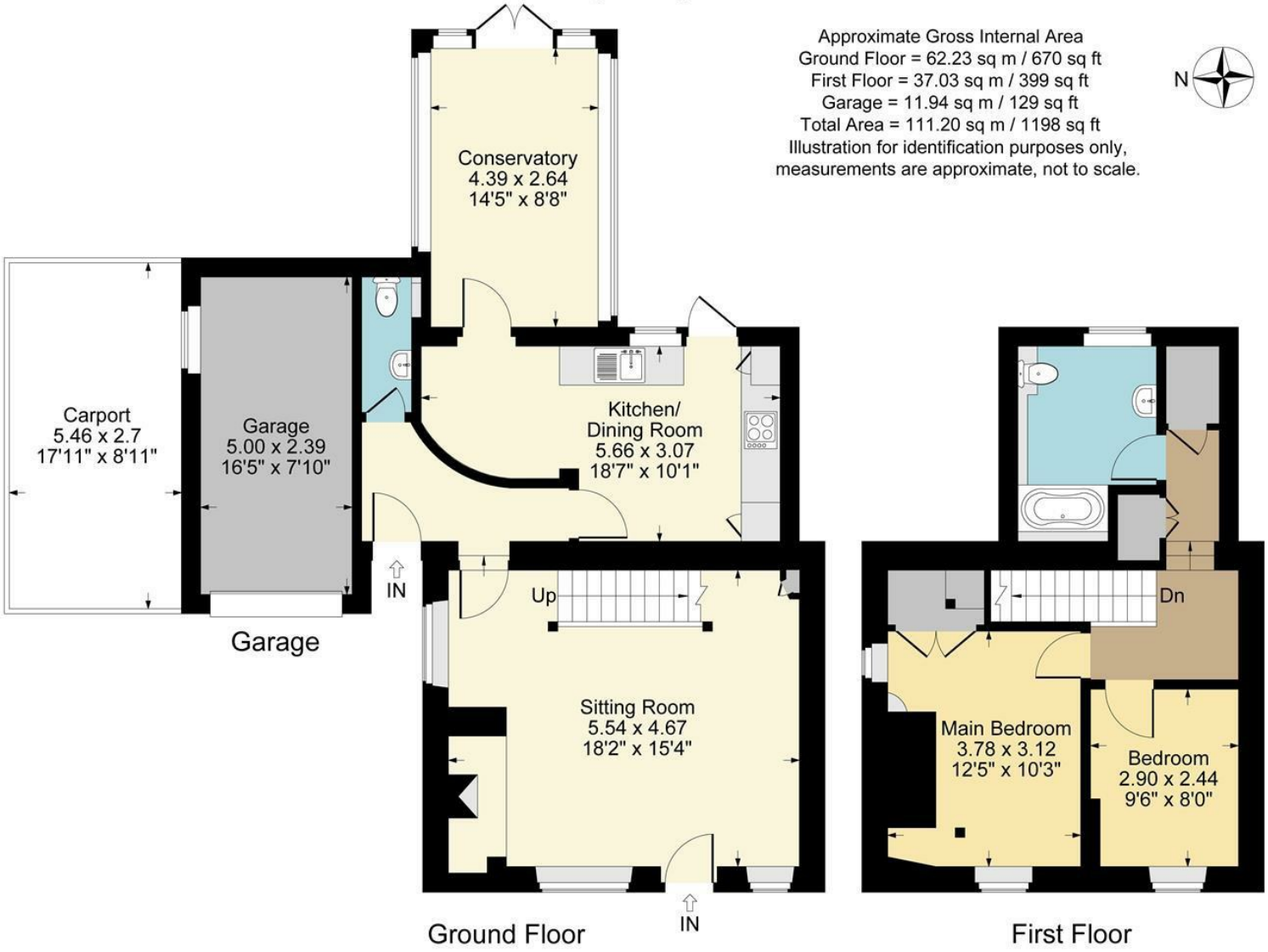
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

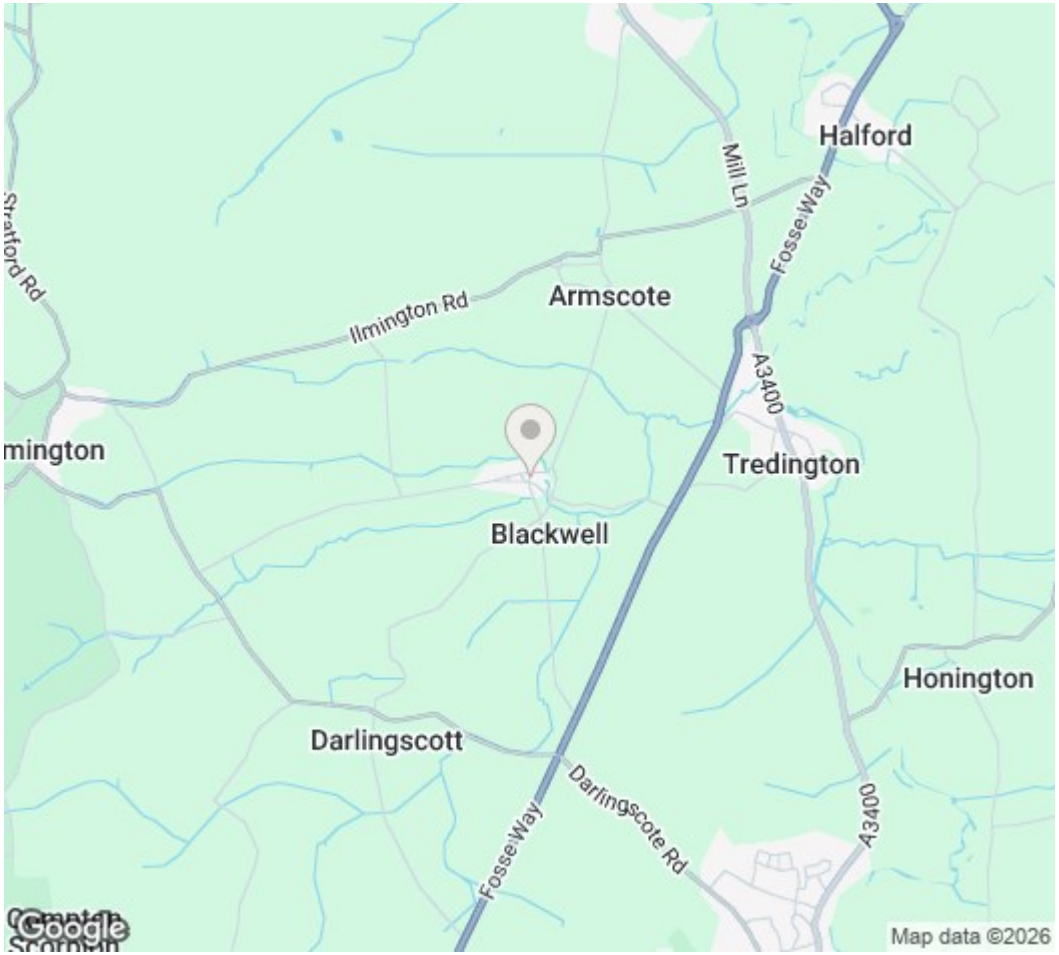
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Old Grange Cottage, Blackwell

Approximate Gross Internal Area
Ground Floor = 62.23 sq m / 670 sq ft
First Floor = 37.03 sq m / 399 sq ft
Garage = 11.94 sq m / 129 sq ft
Total Area = 111.20 sq m / 1198 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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