

Peter Clarke



17 Horsefair, Shipston-on-Stour, CV36 4PD

- NO CHAIN
- Two bedroom retirement bungalow for the over 60's
- Garden and garage en bloc
- Well presented with new carpets
- Sitting room, conservatory and kitchen
- Shower room
- Popular location close to the town centre



£260,000

A very well presented two bedroom retirement bungalow with a conservatory and garage en bloc. Further benefits include a sitting room, kitchen, and shower room. There are gardens to front and rear the lease has 962 years remaining. Multi room safety-chords, which are linked to a telephone operator for added peace of mind.

#### ACCOMMODATION

Entrance hall with loft hatch, airing cupboard, walk in storage cupboard with internal light and shelves. Sitting room with window to front, feature fireplace. Kitchen with door and window to conservatory, range of matching wall and base units with wood effect work top over incorporating Franke oversized ceramic sink with drainer and Bosch four ring ceramic hob with brushed metal extractor fan hood over, integrated Bosch appliances include oven, microwave and slimline dishwasher, space for other appliances, wood effect flooring. Conservatory with double doors to garden, space for dining table and chairs.

Main bedroom with window to rear, range of fitted wardrobes. Double Bedroom with window to front. Shower Room with opaque window to rear, shower cubicle, pedestal wash hand basin, wc, chrome heated towel rail, wood effect floor, part tiled walls.

Outside to the rear is a paved garden with planted borders, outside tap, gates to both sides. Garage en bloc with up and over door, internal light.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 years from 1988. The service charge is approx. £3,348 per annum. 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 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.

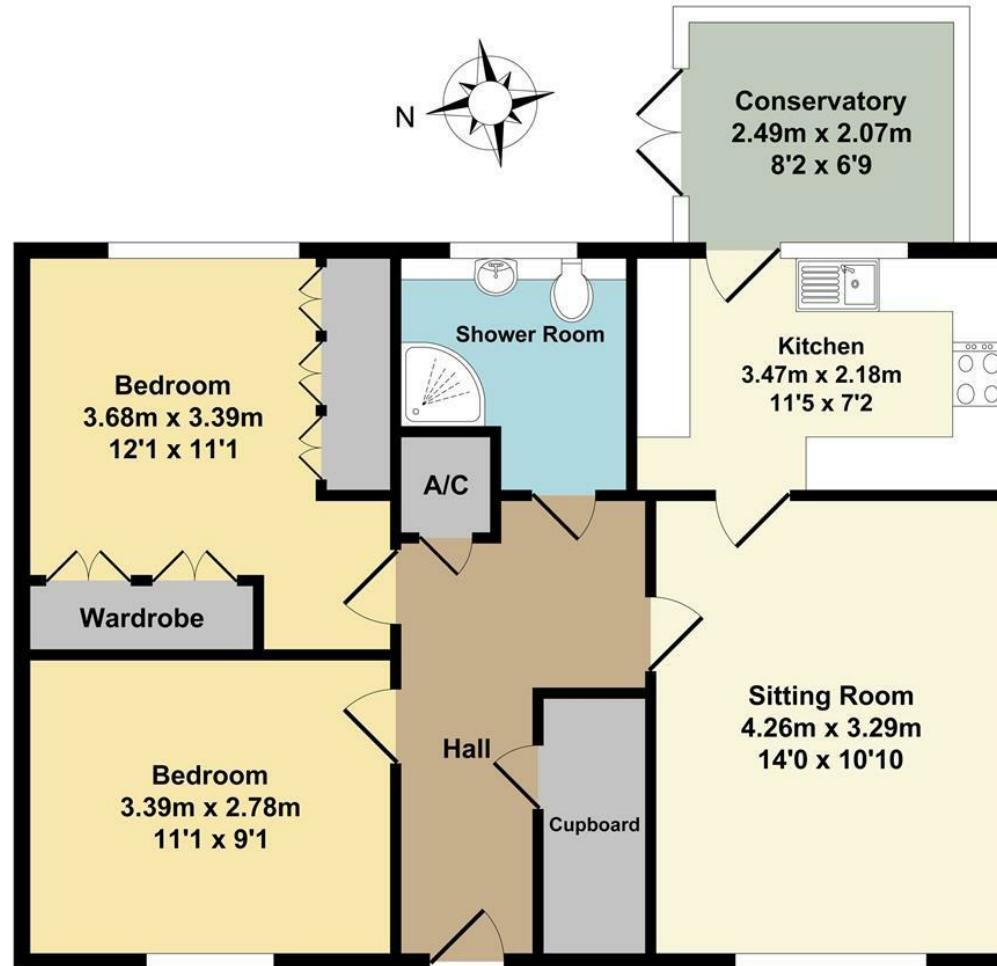
**VIEWING:** By Prior Appointment with the selling agent.

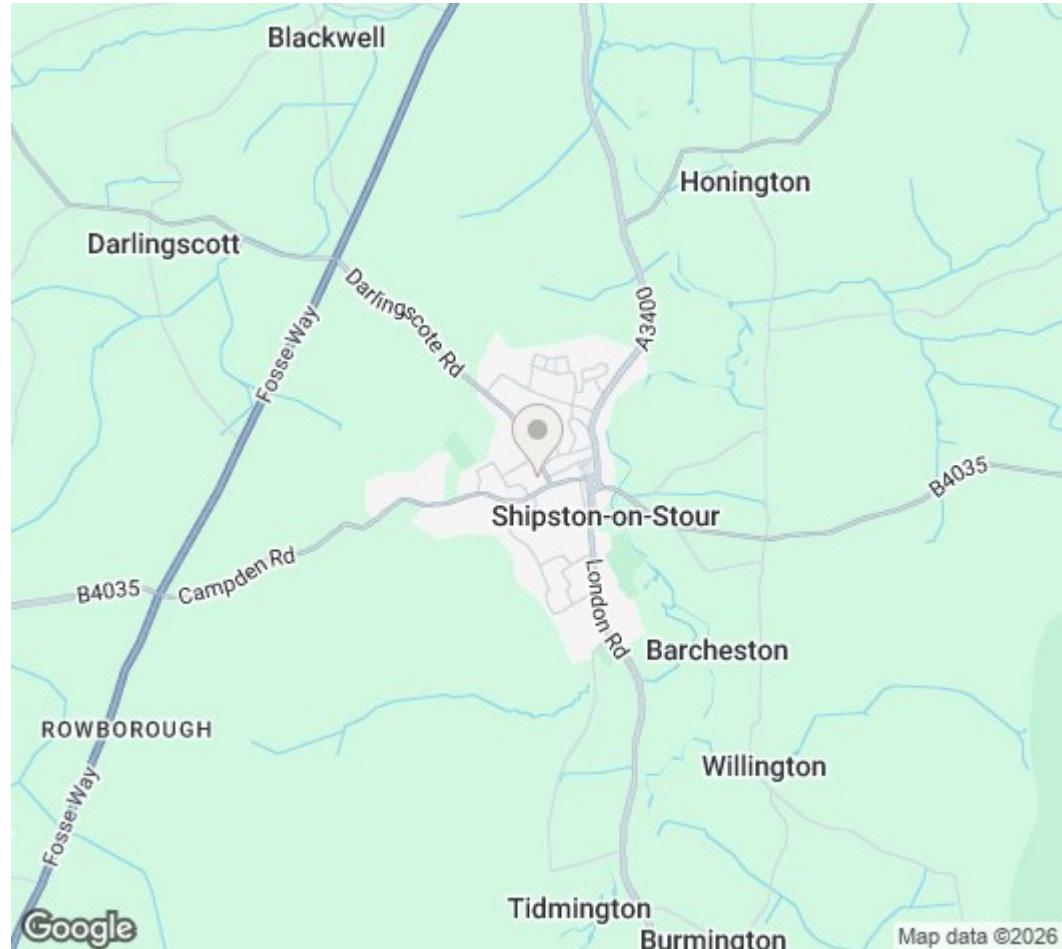


## Horse Fair, Shipston On Stour

Total Approx. Floor Area 65.56 Sq.M. (706 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





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