

Peter Clarke



5 Mayo Road, Shipston-on-Stour, Warwickshire, CV36 4BH

- Four bedroom family house
- L shape open-plan sitting/dining room
- Off-road parking for several vehicles
- Located in popular residential area
- Family bathroom and ground floor shower room
- Close to schools and local amenities
- Landscaped garden with useful side storage area
- Viewing recommended
- Ideal family home or investment property



Asking Price £375,000

A very well presented four bedroom semi-detached house located close to the town centre of Shipston-On-Stour. Further benefits include an open plan sitting and dining room, a stylish kitchen with adjoining utility room, a family bathroom and a convenient ground floor shower room.

Outside, the property benefits from rear and side gardens, along with off-road parking for several vehicles to the front

Situated close to local schools and amenities, this home is perfectly positioned for families seeking space at an affordable level.

#### ACCOMMODATION

Entrance porch with tiled floor. Entrance hall with tiled floor. Shower room with shower cubicle, wash hand basin unit, wc, chrome heated towel rail. Open plan sitting/dining room with window to front, feature fireplace, engineered wood flooring throughout, windows and double doors to garden. Kitchen with range of matching wall and base units with work top over incorporating stainless steel sink with drainer and four ring gas hob with brushed metal extractor fan hood over, integrated oven, tiled floor. Utility room with door and window to rear, work top, space for washing machine and dishwasher.

Landing with loft hatch and airing cupboard. Bedroom with window to front, fitted double wardrobe. Bedroom with window to front, fitted double wardrobe. Bedroom with window to rear, fitted single wardrobe. Bedroom with window to rear. Bathroom with opaque window to rear, bath with shower attachment, wash hand basin unit, wc, chrome heated towel rail, tiled flooring.

Outside to front a wide brick paved driveway with parking for several vehicles, double gates and single gate to side where there is a brick paved storage area. Picket gate to rear garden with a mix of paved pathways, patios, mainly laid to lawn, planted beds, mature shrubs, sleeper beds, outside tap and timber shed.

#### 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.

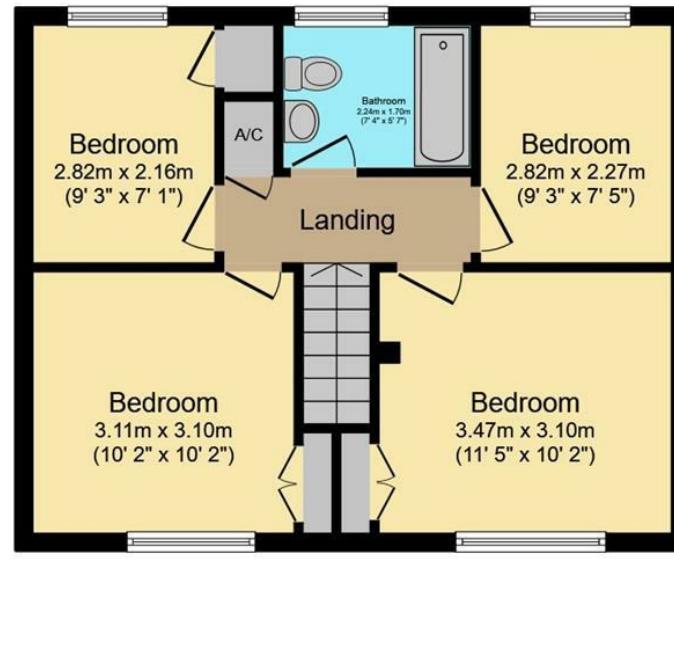
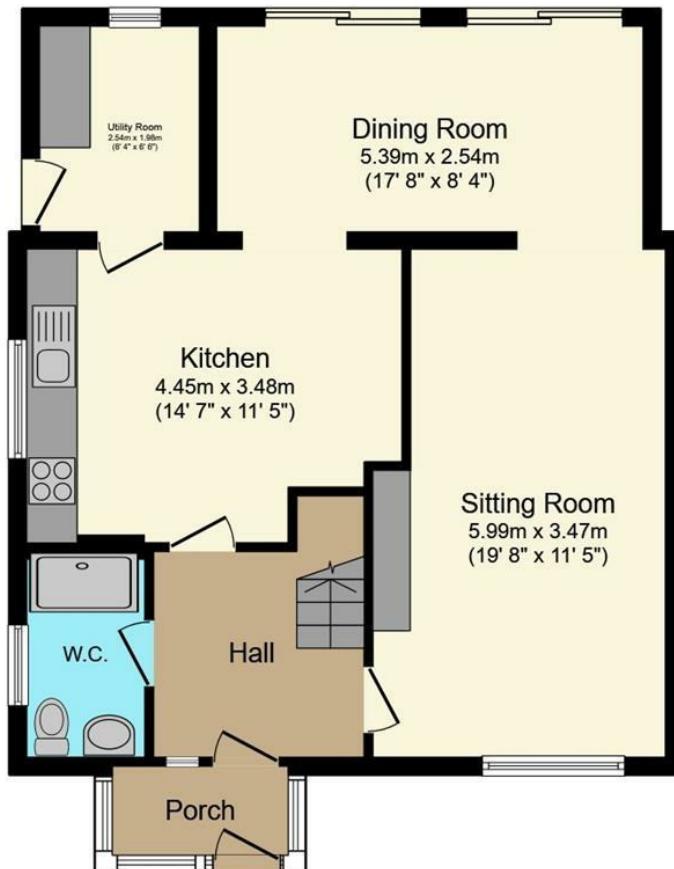
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



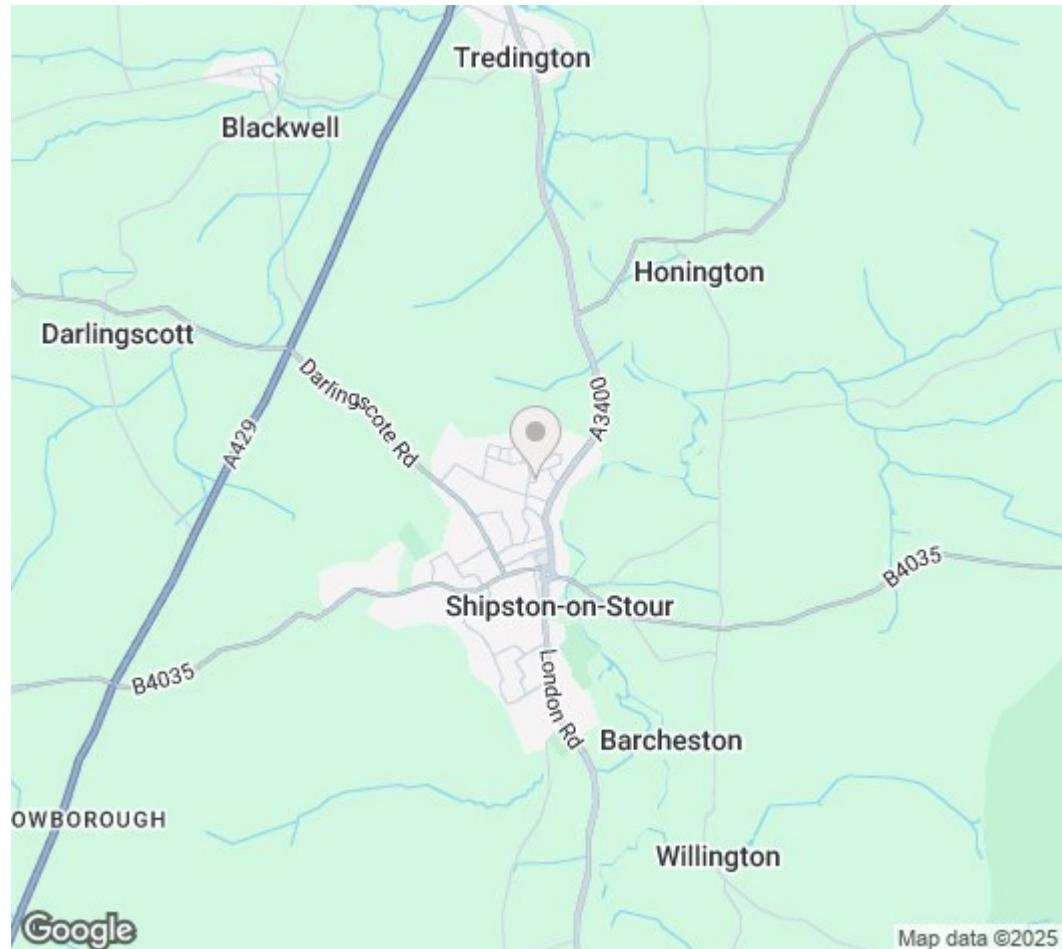
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Total floor area: 112.6 sq.m. (1,212 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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serving South Warwickshire & North Cotswolds

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