

Peter Clarke



12 Glen Close, Shipston-on-Stour, CV36 4ED

- Detached Property Built in 2021 by Local Builder
- Three Double Bedrooms, En-Suite Shower Room & Bathroom
- Dual Aspect Kitchen/Dining Room
- Dual Aspect Sitting Room with Bi-Fold Doors
- Landscaped Rear Garden with Large Shed
- Off Road Parking Spaces for Two Cars



£425,000

A three bedroom detached property built in 2021 in a small development of four houses close to the town centre in Shipston on Stour. The property has been built to a high specification by a local builder who specialises in small bespoke developments.

ACCOMMODATION

The spacious entrance has Karndean flooring, a cloakroom and stairs leading to the first floor. The kitchen/Dining room has continued Karndean flooring and a range of Shaker style kitchen units with stone worktops. Integrated appliances include a double oven, induction hob with extractor above, fridge freezer, dishwasher and washing machine. The sitting room is dual aspect with a contemporary electric fire, built in dresser and with bi fold doors to the rear garden. To the first floor there are three double bedrooms and a bathroom. The main bedroom has an en-suite shower room and the other two bedrooms have built in wardrobes. To the front of the property there are two off road parking spaces and a side gate leading to the landscaped rear garden which also has a good sized shed for storage.

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 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. Solar panels for heating water.

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.

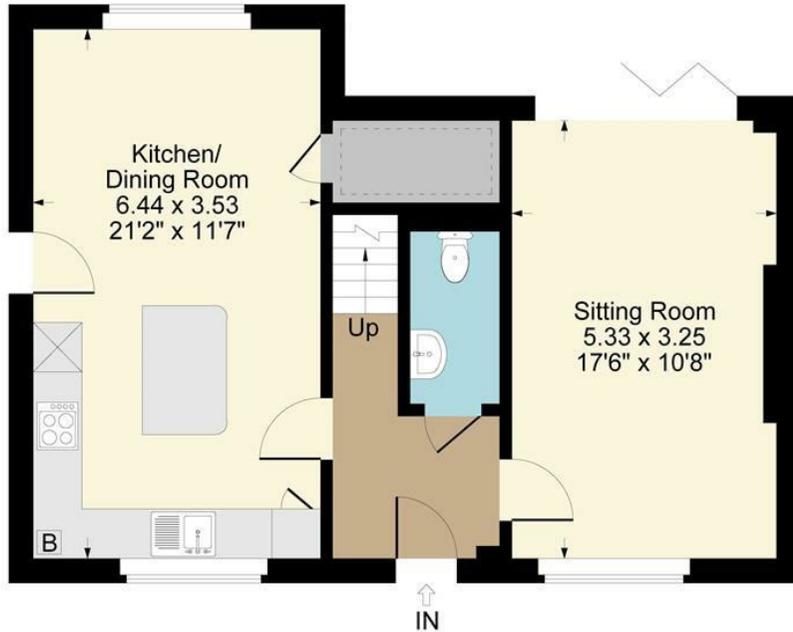
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band D

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

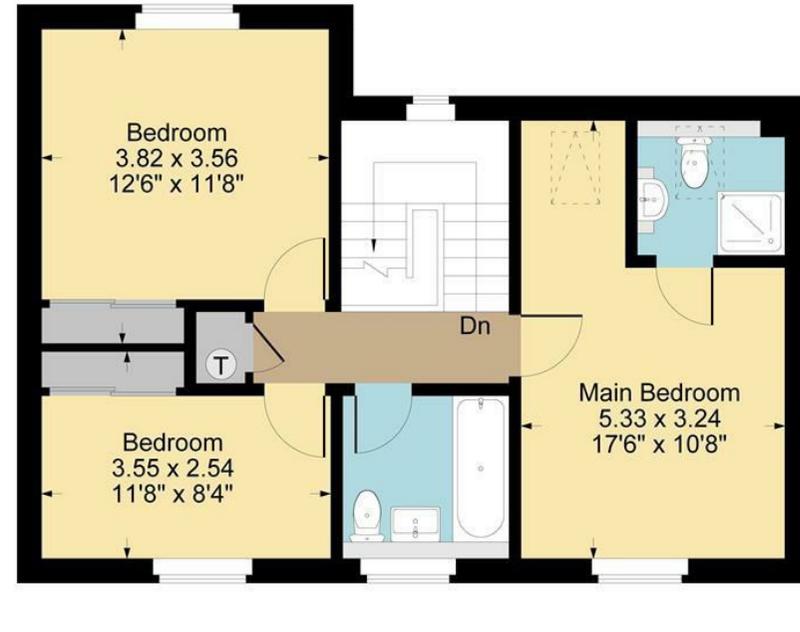
VIEWING: By Prior Appointment with the Selling Agents.



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Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 52.58 sq m / 566 sq ft
First Floor = 52.58 sq m / 566 sq ft
Total Area = 105.16 sq m / 1132 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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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