

Peter Clarke



38 Railway Crescent, Shipston-on-Stour, Warwickshire, CV36 4GE

- Modern Three Bedroom Town House
- Sitting Room/Dining Room
- Kitchen with Integrated Oven & Dishwasher
- Main Bedroom with Dressing Area & En Suite
- New Carpets & Decorated Throughout
- South Facing Low Maintenance Garden
- Garage & Off Road Parking
- NO ONWARD CHAIN



Offers Over £325,000

A modern terraced town house in a popular residential area of Shipston on Stour with spacious and versatile accommodation. The property has three double bedrooms with the main bedroom benefitting from a superb dressing area with built in wardrobes and en-suite shower room. The property also benefits from a south facing low maintenance garden, garage and off road parking space. Shipston on Stour is a thriving market town with a range of independent shops, leisure facilities and both primary and secondary schools. Viewing is highly recommended to appreciate the accommodation on offer. NO ONWARD CHAIN.

ACCOMMODATION

The entrance hall has a cloakroom, storage cupboard and stairs leading to the first floor. The kitchen has a range of base, wall and drawer units with work surfaces over. Integrated appliances include an electric oven, gas hob and dishwasher. Wall mounted gas boiler. The sitting room has a storage cupboard and double doors leading to the rear garden. To the first floor there are two double bedrooms and a bathroom. To the second floor the main bedroom has a dressing area with built in wardrobes and en-suite shower room. The rear garden has a low maintenance patio and gravel area with a gate leading to the garage which has pedestrian access. light and power and up an over door with an additional parking space.

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.

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 E

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 Agents.

REGULATED BY RICS



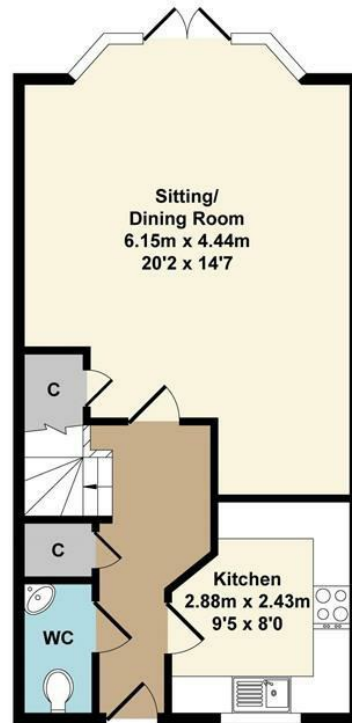
Railway Crescent, Shipston On Stour CV36 4GE

Total Approx. Floor Area 127.90 Sq.M. (1377 Sq.Ft.)

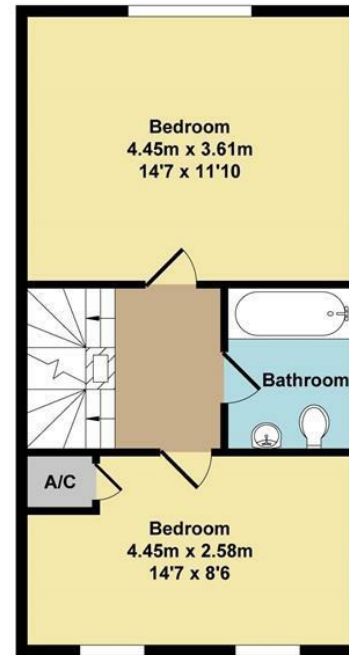
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



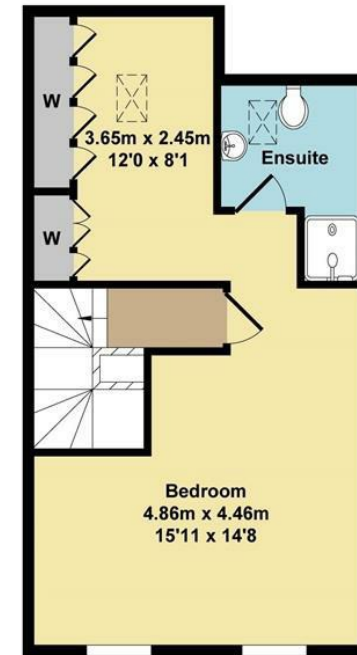
Garage
Approx. Floor
Area 14.10 Sq.M.
(152 Sq.Ft.)



Ground Floor
Approx. Floor
Area 39.50 Sq.M.
(425 Sq.Ft.)

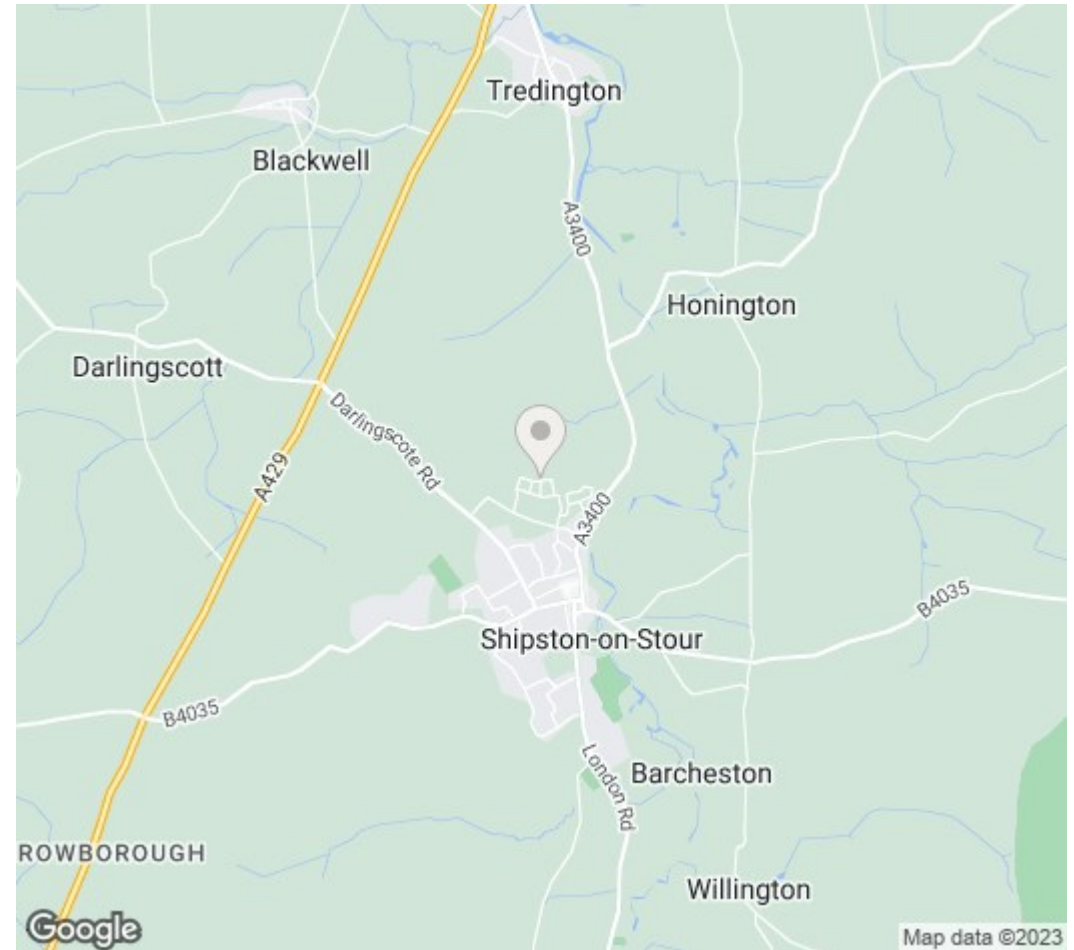


First Floor
Approx. Floor
Area 38.10 Sq.M.
(410 Sq.Ft.)



Second Floor
Approx. Floor
Area 36.20 Sq.M.
(390 Sq.Ft.)





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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