

Peter Clarke

IN ASSOCIATION WITH Winkworth



24 New Street, Shipston-on-Stour, CV36 4EN

- Three storey townhouse
- Central location
- Well presented throughout
- Four double bedrooms
- Enclosed rear garden
- Light and spacious throughout
- Kitchen Diner
- Bathroom and shower room
- Utility
- NO ONWARD CHAIN



Offers Over £299,950

Located in the heart of the popular market town of Shipston on Stour is this light and spacious townhouse. The accommodation is arranged over three floors to include four double bedrooms, sitting room, dining kitchen, utility, bathroom and additional shower room. Outside to rear is a courtyard garden. Parking is unallocated with on street parking available nearby. Offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

Front door to sitting room with double glazed window to the front aspect, fireplace (currently boarded), built in corner cupboard, radiator, wall light, carpeted flooring with slate tiling area at front door, door leading to rear hall. Kitchen diner fitted with a range of white gloss wall and base units with work surface over, space for oven with glass splash back and cooker hood over, double glazed window to rear aspect, radiator, tiled flooring, under stairs storage cupboard, space for dining table and chairs, doorway to utility area. Utility area with double glazed window to rear aspect, work surface with space and plumbing for washing machine under, space for fridge freezer, Worcester central heating boiler, tiled flooring, door to rear garden.

First floor landing stairs rising from ground floor and stairs rising to second floor, doors to two bedrooms and shower room. Bedroom with double glazed window to front aspect. Bedroom with double glazed window to rear aspect. Shower room with corner shower cubicle, pedestal wash hand basin, WC, tiled flooring, tiling to splash back, double glazed window to rear aspect. Second floor landing with stairs rising from first floor, double glazed window to rear aspect, airing cupboard housing hot water tank and shelving, doors to two bedrooms and bathroom. Bedroom with double glazed window to rear aspect, double glazed Velux roof light with blind. Bedroom with double glazed window to front aspect, double glazed Velux roof light with blind. Bathroom with white suite comprising bath with Mira shower over, pedestal wash hand basin and WC. Double glazed roof light, tiling to splash back and shaver point.

Rear garden mainly paved rear garden with gravel border, timber fenced boundary to side and rear with brick wall boundary to other side, gate at rear for pedestrian access.

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 gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

AGENTS NOTE: Previous marketing images have been used.

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.

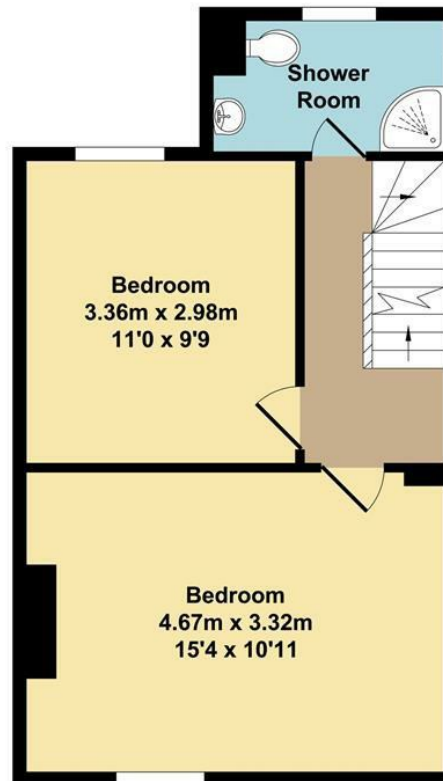


New Street, Shipston On Stour CV36 4EN
Total Approx. Floor Area 101.96 Sq.M. (1097 Sq.Ft.)

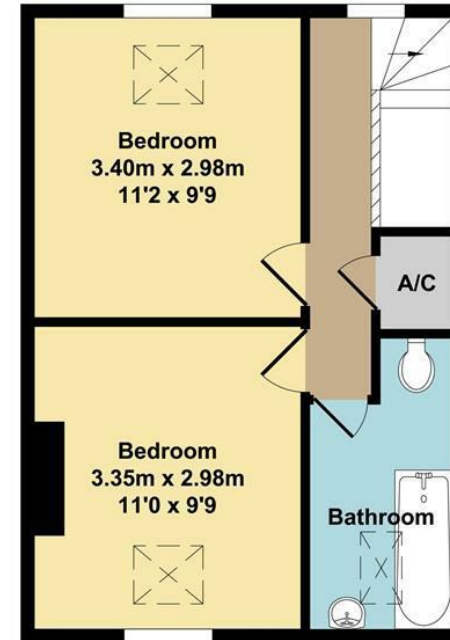
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



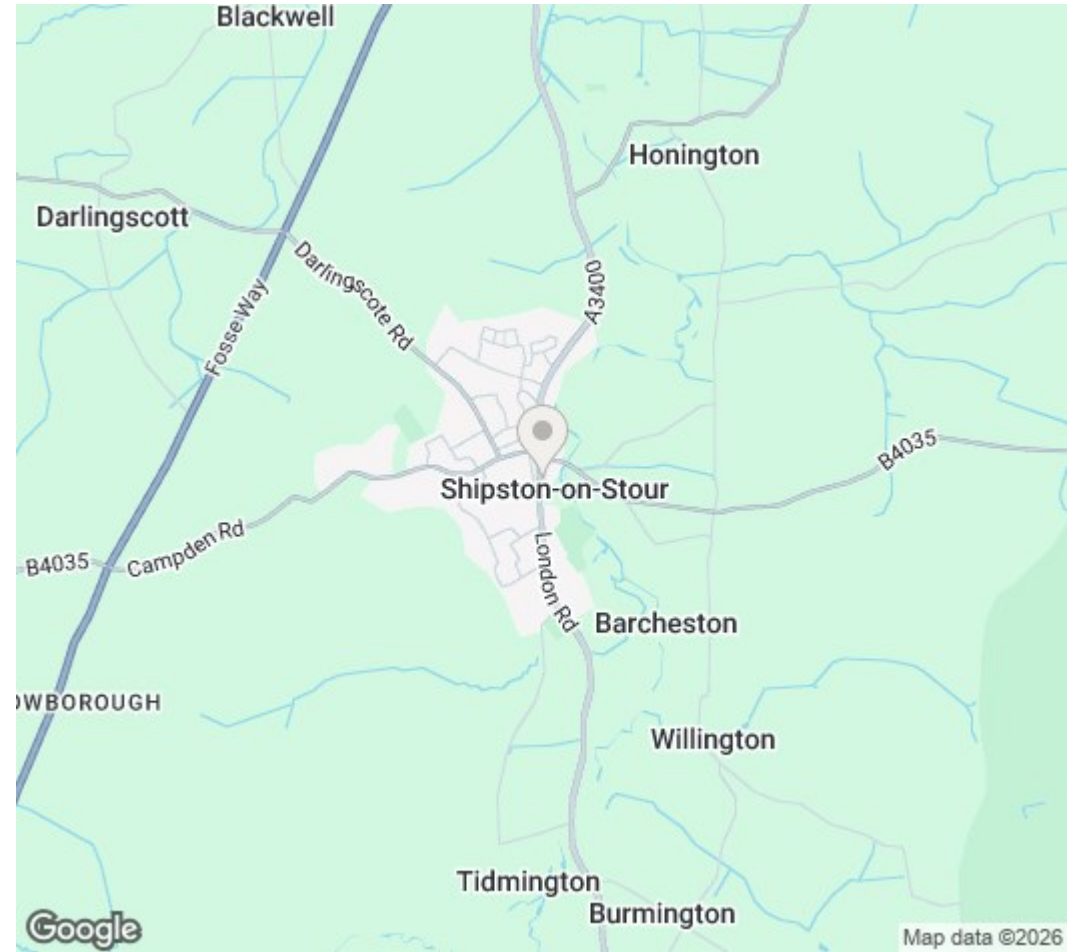
Ground Floor
Approx. Floor
Area 35.31 Sq.M.
(380 Sq.Ft.)



First Floor
Approx. Floor
Area 35.31 Sq.M.
(380 Sq.Ft.)



Second Floor
Approx. Floor
Area 31.34 Sq.M.
(337 Sq.Ft.)



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

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serving South Warwickshire & North Cotswolds

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