

Peter Clarke



15 Clark Close, Shipston-on-Stour, CV36 4HJ

- Four bedrooms, two en-suites and a family bathroom
- No onward chain
- Two reception rooms
- Study
- Tucked away, quiet location
- Driveway and garage parking
- Mature garden
- Close to local amenities
- Viewing highly recommended



£470,000

**NO CHAIN.** Located on a no through road in a tucked away position yet within easy reach of the town centre is this competitively priced house. Offering well proportioned accommodation including four bedrooms, two reception rooms and three bathrooms. For those who work from home or require a quiet area there is a designated study. Further benefits include a kitchen, utility room and a cloakroom. Outside there is a driveway, garage and a mature rear garden.

#### ACCOMMODATION

Entrance hall. Cloakroom, Study with window to front, fitted desk, high level shelving and low level cupboards. Sitting room with window to front, double doors to rear, feature gas fire place. Dining room with window and doors to rear. Kitchen/Breakfast Room with window and door to rear, range of matching wall and base units with worktop over, incorporating stainless steel sink with drainer and four ring gas hob with brush metal extractor fan hood over. Integrated double oven, fridge freezer and dishwasher. Understairs storage cupboard, vinyl tile flooring. Utility room with window to rear, wall and base units with worktop over incorporating stainless steel sink with drainer, washing machine. Space for appliances, vinyl tile flooring.

Landing with window to front, airing cupboard housing Gledhill condensing boiler. Main bedroom with loft hatch, dual aspect, fitted double and single wardrobe, en suite shower room with obscure glass window to front, shower cubicle, pedestal wash hand basin, wc. Guest bedroom with window to front, loft hatch, fitted single and double wardrobe, en suite shower room, Velux skylight, double width shower cubicle, pedestal wash hand basin, wc. Bedroom with window to rear, a double room. Bedroom with window to rear, a double room. Bathroom with two Velux skylight windows to rear, bath, pedestal wash hand basin, wc.

Outside to the front a tarmacadamed driveway leads to garage. Storm canopy porch leads to front door. Walk way to side providing gate to rear. Garage with up and over door, pedestrian door to rear, internal power and light, loft hatch. Outside to rear is a mix of paved pathways, patio, partly laid to lawn, planted beds, shrubs and trees. Outside tap and light. Fenced boundaries.

#### 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.

**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 F

**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.



# 15 Clark Close, Shipston-on-Stour



Approximate Gross Internal Area  
 Ground Floor = 85.33 sq m / 918 sq ft  
 First Floor = 83.79 sq m / 902 sq ft  
 Garage = 13.62 sq m / 147 sq ft  
 Total Area = 182.74 sq m / 1967 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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