



38 Beecham Road, Shipston-on-Stour, CV36 4RJ

- Semi Detached Property Offering Spacious Accommodation
- Two Double Bedrooms & Bathroom
- Sitting Room with Feature Fireplace
- Kitchen/Breakfast Room with Integrated Gas Hob & Electric Oven
- Ground Floor Cloak Room
- Rear Garden with Access to Parking Space
- NO ONWARD CHAIN



£275,000

A well presented two bedroom semi-detached property situated close to the town centre in Shipston on Stour. Shipston on Stour is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

#### ACCOMMODATION

The front door opens into an entrance hall with stairs leading to the first floor and a door into the sitting room. The sitting room has a feature fireplace with electric fire and a good sized under stairs storage cupboard. A door leads through to the kitchen/breakfast room which has a range of modern base, wall and drawer units with work surfaces over including a useful breakfast bar. There is an integrated dishwasher, electric oven with gas hob and extractor above, space and plumbing for a washing machine, tumble dryer and fridge/freezer. There is also a ground floor cloak room and a door leading to the rear garden. To the first floor there are two double bedrooms and a modern bathroom suite comprising of bath with Aqua Lisa shower over & glazed screen, wc and wash hand basin set into a unit. To the rear of the property is a low maintenance garden with patio, gravel area and borders. A gate leads to the allocated parking space. Viewing is highly recommended to appreciate the accommodation on offer.

#### 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. There is a service charge levied for the upkeep of the communal areas of approx. £32 pcm

**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 B.

**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

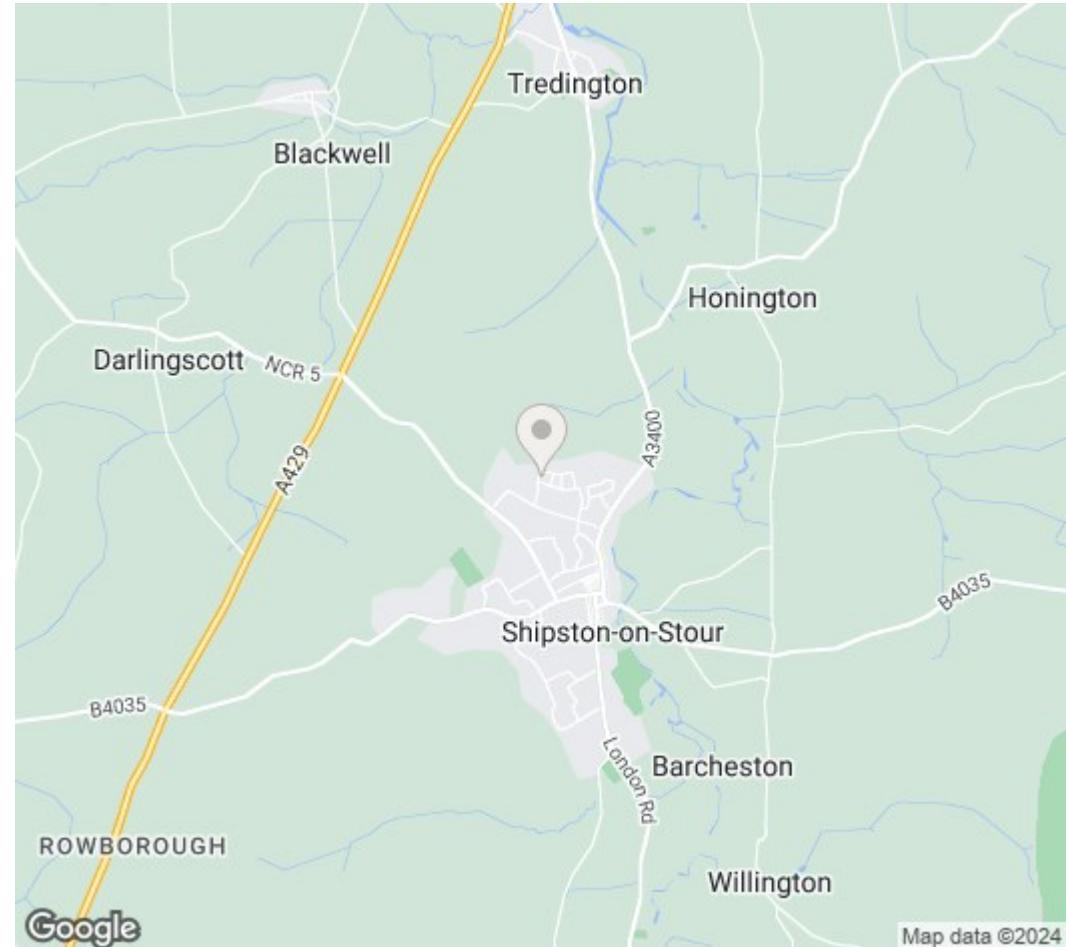


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Approximate Gross Internal Area  
Ground Floor = 36.71 sq m / 395 sq ft  
First Floor = 36.71 sq m / 395 sq ft  
Total Area = 73.42 sq m / 790 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





**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 or 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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

