



Labrador Cottage Station Road, Shipston-on-Stour, CV36 4BW

- ATTENTION ALL INVESTORS, RENOVATORS, LANDLORDS AND FIRST TIME BUYERS
- Long rear garden extending to circa 200 ft
- End terraced brick and slate cottage
- In need of complete renovation and improvement
- Two bedrooms and bathroom
- Kitchen and two reception rooms
- Tucked away position



Offers Over £175,000

**\*\* Best and final offers by 12:00noon Wednesday 5th\*\***  
**ATTENTION ALL INVESTORS, RENOVATORS, LANDLORDS AND FIRST TIME BUYERS.** Set in a long rear garden of circa 200 ft, a brick and slate end of terrace cottage requiring complete renovation and modernisation. Two bedrooms, two reception rooms and kitchen, set in a tucked away position, accessed via a pathway on Station Road.

#### ACCOMMODATION

A double glazed front door opens to Porch. Cloakroom. Large under stairs cupboard with a modern electrical installation with a Powerflow Sundial PV photovol-tech converter (solar panels on roof). Kitchen with base units, sink, double glazed windows, space for breakfast table. Sitting/dining room with double glazed window and doors to rear overlooking garden. Stairs rise to the first floor landing with window to front, hatch to roof space, airing cupboard with Ideal gas fired central heating boiler (appears to be installed in 2016). Double Bedroom One overlooking gardens at the rear. Second double bedroom. Bathroom with bath, shower over, wc and wash hand basin.

Outside, the property is approached by a pathway off Station Road and there is pedestrian access to the rear garden. Whilst most of the garden is accessible by a path to the right hand side, much is occupied by overgrown mature trees, brambles and requires selective clearance as it provides established privacy.

#### 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 appear to be 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 C.

**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.

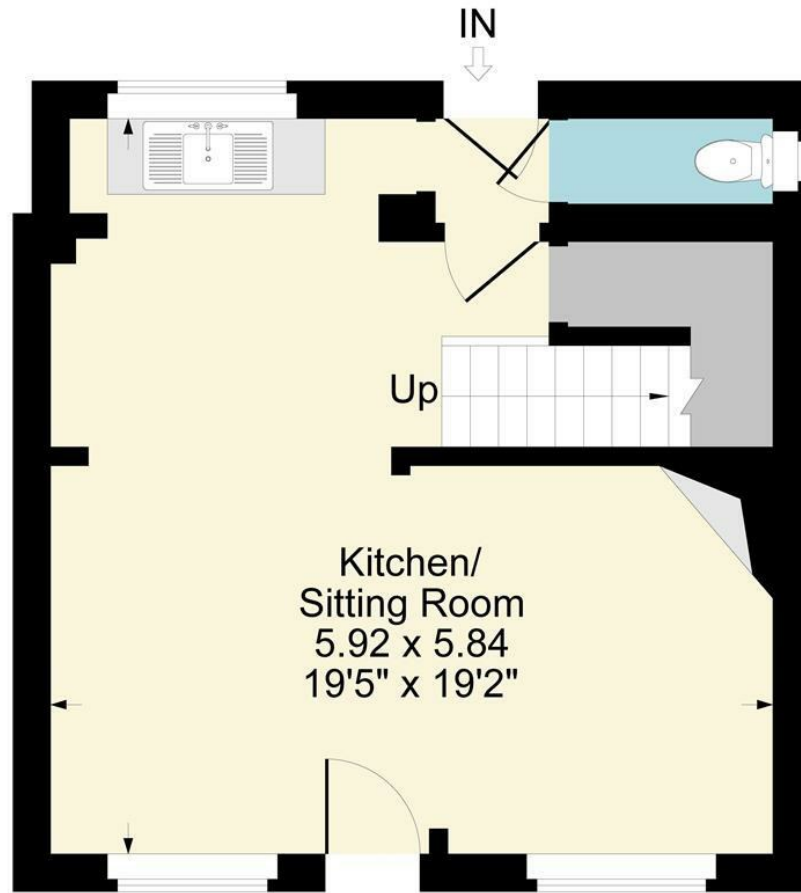




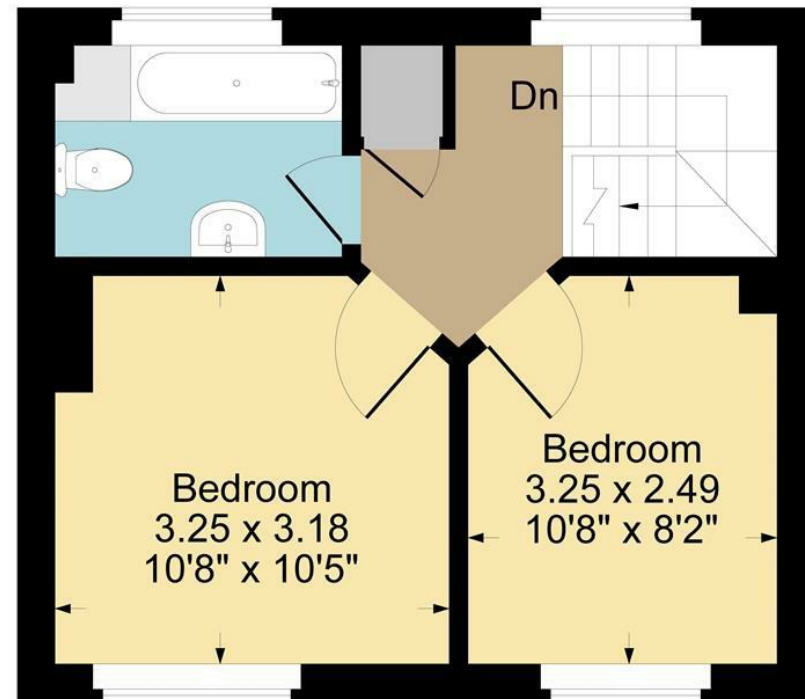
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Approximate Gross Internal Area  
Ground Floor = 34.29 sq m / 369 sq ft  
First Floor = 28.95 sq m / 312 sq ft  
Total Area = 63.24 sq m / 681 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

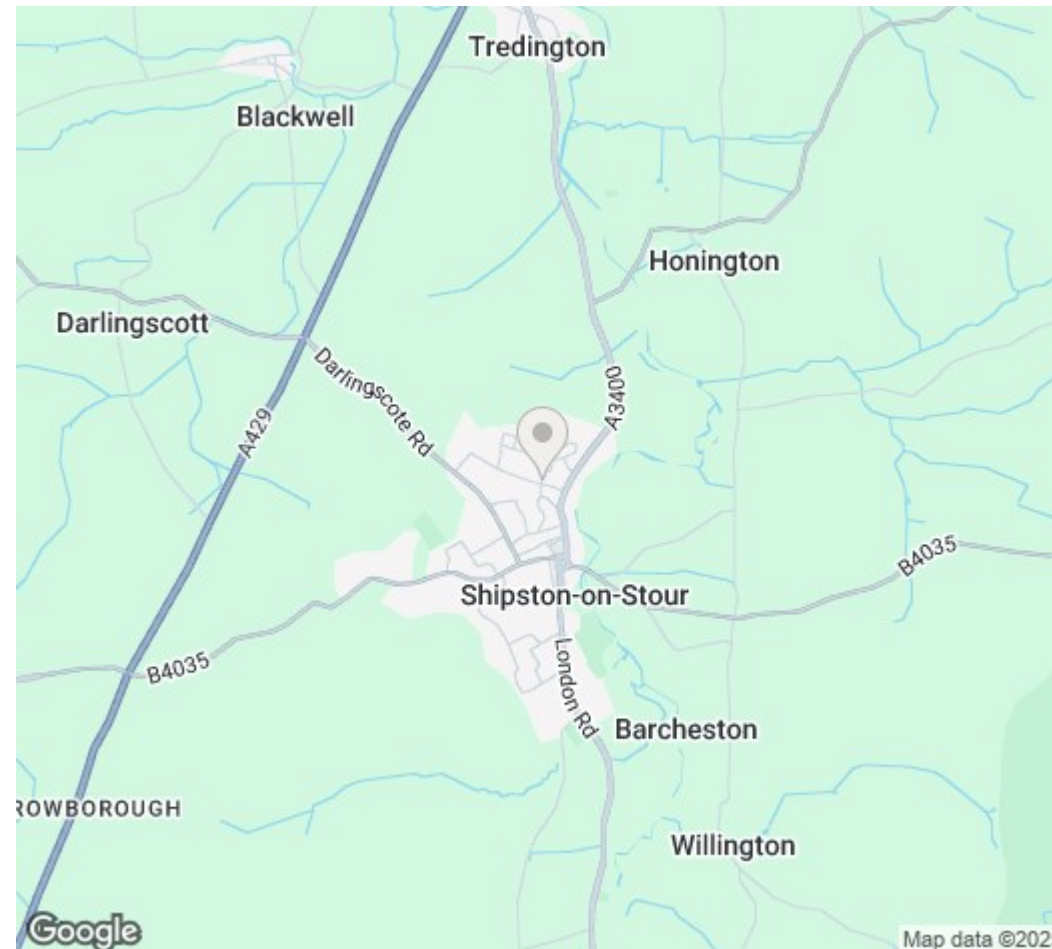


Ground Floor



First Floor





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.

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Peter Clarke

