19 Elm Road, Shipston-On-Stour, CV36 4FA

- Tucked away location
- Popular residential area
- Sitting room
- Kitchen/dining room and utility
- Main bedroom with en-suite
- Two further good sized bedrooms
- Driveway and decent garden

3 2 2

£350,000

A very well presented, three bedroom house, with a driveway and south westerly facing garden. The ground floor offers a sitting room, open-plan kitchen/dining room, and a utility room. Upstairs, there is a main bedroom with en-suite, two further good size bedrooms and a bathroom.

GROUND FLOOR

SITTING ROOM
with understairs storage. Opens into the

KITCHEN/DINING ROOM
with bay window and bifold doors to the rear. Range of fitted units with integrated double oven, hob, and dishwasher. Dining area with space for table and chairs.

UTILITY
with space for washing machine and dryer. Wall-mounted gas boiler.

FIRST FLOOR

LANDING
Loft hatch with ladder, light, and some boarding. Linen cupboard.

MAIN BEDROOM
with two sets of wardrobes and stylish ensuite shower room

BEDROOM
with fitted double wardrobes

BEDROOM
A double room

BATHROOM
Bath with shower over, pedestal basin, WC, heated towel rail

OUTSIDE
To the front there is a driveway, paved pathway, laid to lawn, planted beds with shrubs. To the rear there is a bright garden with a south westerly aspect, timber decking, paved pathways, laid to lawn, raised beds, and gate to refuse walkway.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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: C. 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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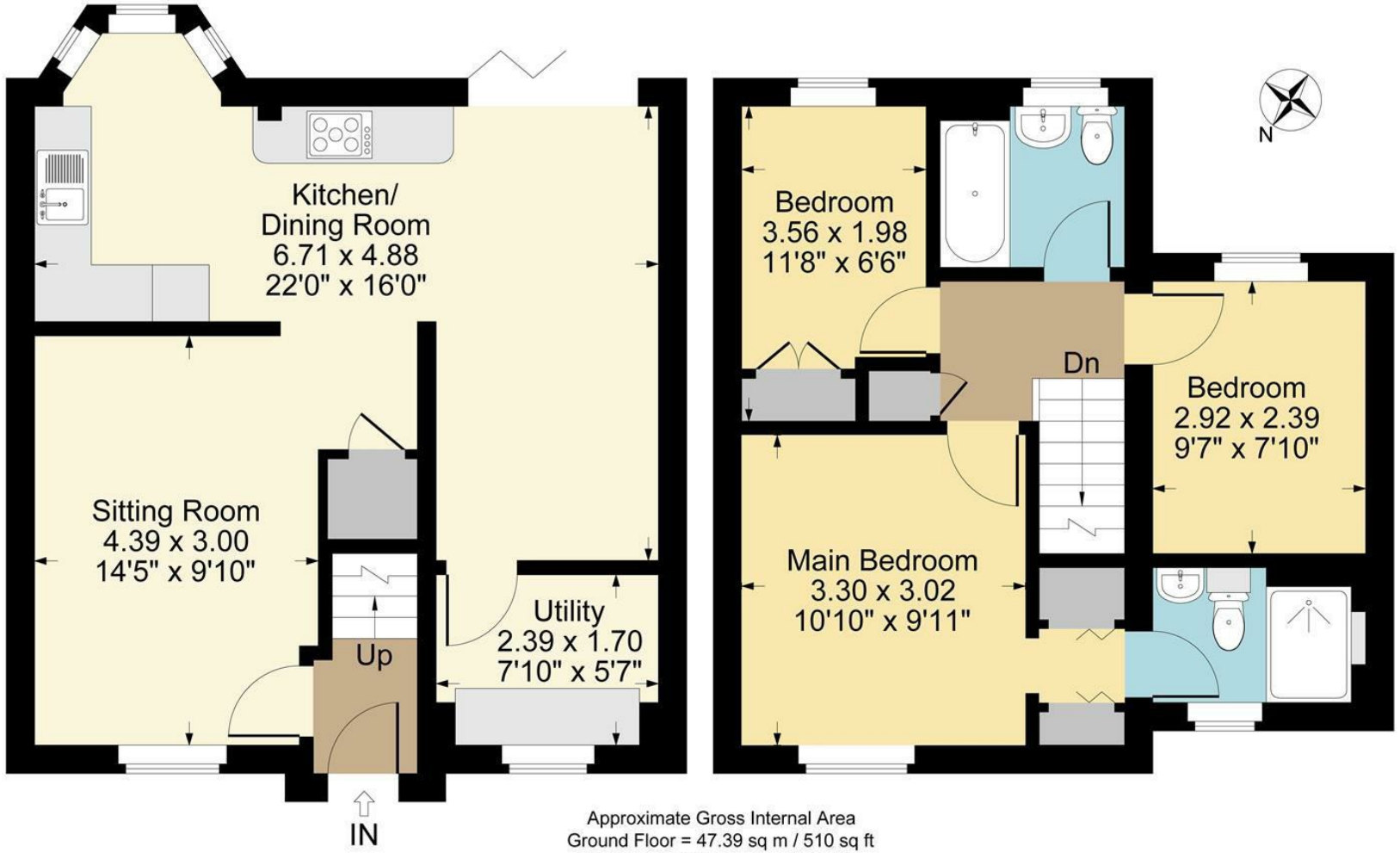
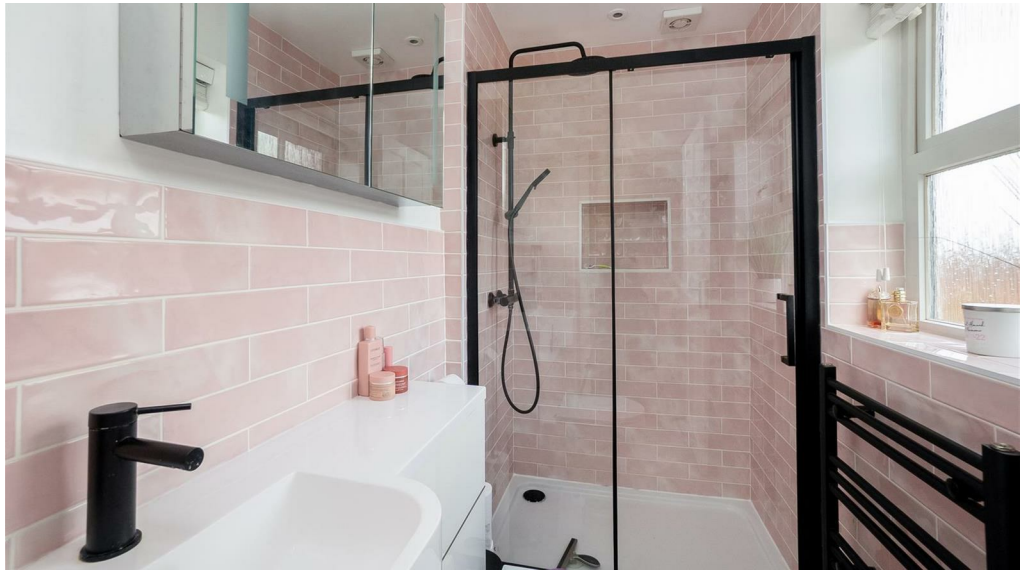


Approximate Gross Internal Area
Ground Floor = 47.39 sq m / 510 sq ft
First Floor = 39.93 sq m / 430 sq ft
Total Area = 87.32 sq m / 940 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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Peter Clarke
Winkworth