

Peter Clarke



15 Callaways Road, Shipston-On-Stour, Warwickshire, CV36 4HB

- Detached Bungalow
- Four Bedrooms
- Sitting/Dining Room
- Kitchen
- Bathroom with Walk In Shower/Bath
- Carport & Driveway
- Landscaped Gardens
- South Facing Rear Garden
- Sought After Location
- Potential to Improve & Extend
Subject To Planning Permission



Offers Over £425,000

A four bedroom detached bungalow situated in a sought after residential area of Shipston On Stour. The accommodation briefly comprises of entrance hall, lounge/dining room, kitchen, bathroom and four bedrooms. There is a driveway and carport providing off road parking and south facing landscaped gardens to the rear. There is potential to extend the property subject to planning permission. NO ONWARD CHAIN.

ACCOMMODATION

The entrance hall has two storage cupboards and access to a boarded roof space. The bathroom has a walk in shower/bath, wc and wash hand basin. The kitchen has a range of base, wall and draer units with work surfaces over, space and plumbing for appliances. The sitting room is dual aspect and has a door to the rear garden. Three of the four bedrooms have built in storage cupboards. To the front of the property there is a driveway and carport. A gate leads to the rear garden which has established borders, raised vegetable beds, lawn, patio area, summer house and shed.

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.

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.

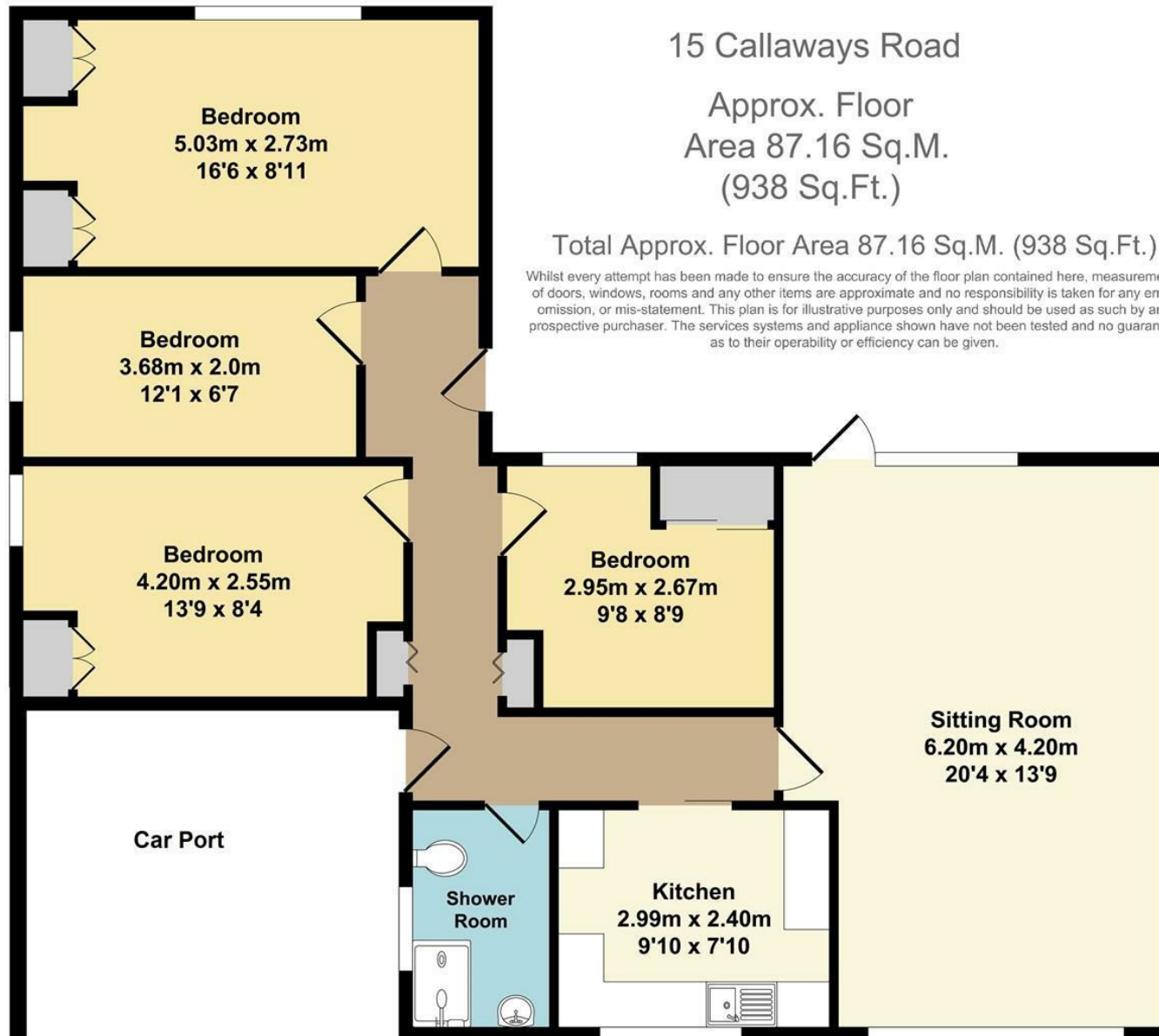
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band D

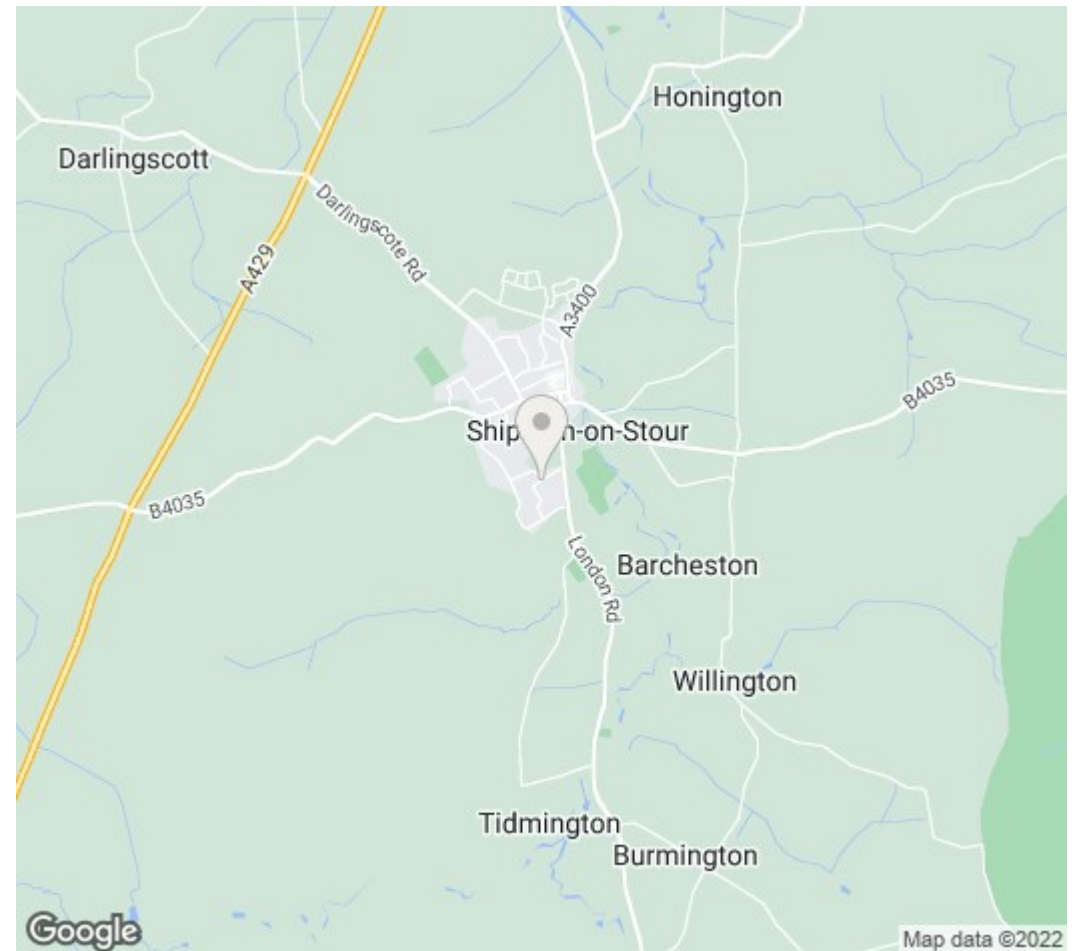
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS







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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