



11 Weavers Close, Shipston-on-Stour, Warwickshire, CV36 4QL

- Semi-Detached Property in a Cul-de-Sac Location
- Open Plan Kitchen/Living/Dining Room
- Two Bedrooms & Bathroom
- Private Rear Garden
- Two Off Road Parking Spaces
- NO ONWARD CHAIN



Offers Over £200,000

A well presented semi detached property in a quiet cul de sac location within the town of Shipston on Stour. Just a short walk to the town centre and all its amenities the accommodation briefly comprises of an entrance hall, open plan kitchen, living, dining area to the ground floor. To the first floor there are two bedrooms and a bathroom. Externally there is a private rear garden and two allocated parking spaces.

#### ACCOMMODATION

ENTRANCE HALL having storage cupboard and door leading to KITCHEN/LIVING/DINING ROOM having windows to both the front and rear elevation and a door to the rear garden. The kitchen has a range of wall, base and drawer units with work surfaces over. A stainless steel sink and drainer. Space and plumbing for a washing machine. Integrated low level oven with a four ring gas hob above. Space for under counter fridge and freezer. There is an under stairs storage cupboard and stairs leading to first floor. BATHROOM having a window to the rear elevation, panelled bath with shower over, wc and pedestal wash hand basin. BEDROOM having a window to the front elevation. BEDROOM having a window to the front elevation and over stairs storage cupboard housing the hot water tank and gas boiler. OUTSIDE there are storage cupboards to the front of the property and an enclosed garden to the rear. Two allocated parking spaces.

#### 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 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 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 Agents.



# Weavers Close

## Total Approx. Floor Area 48.71 Sq.M. (524 Sq.Ft.)

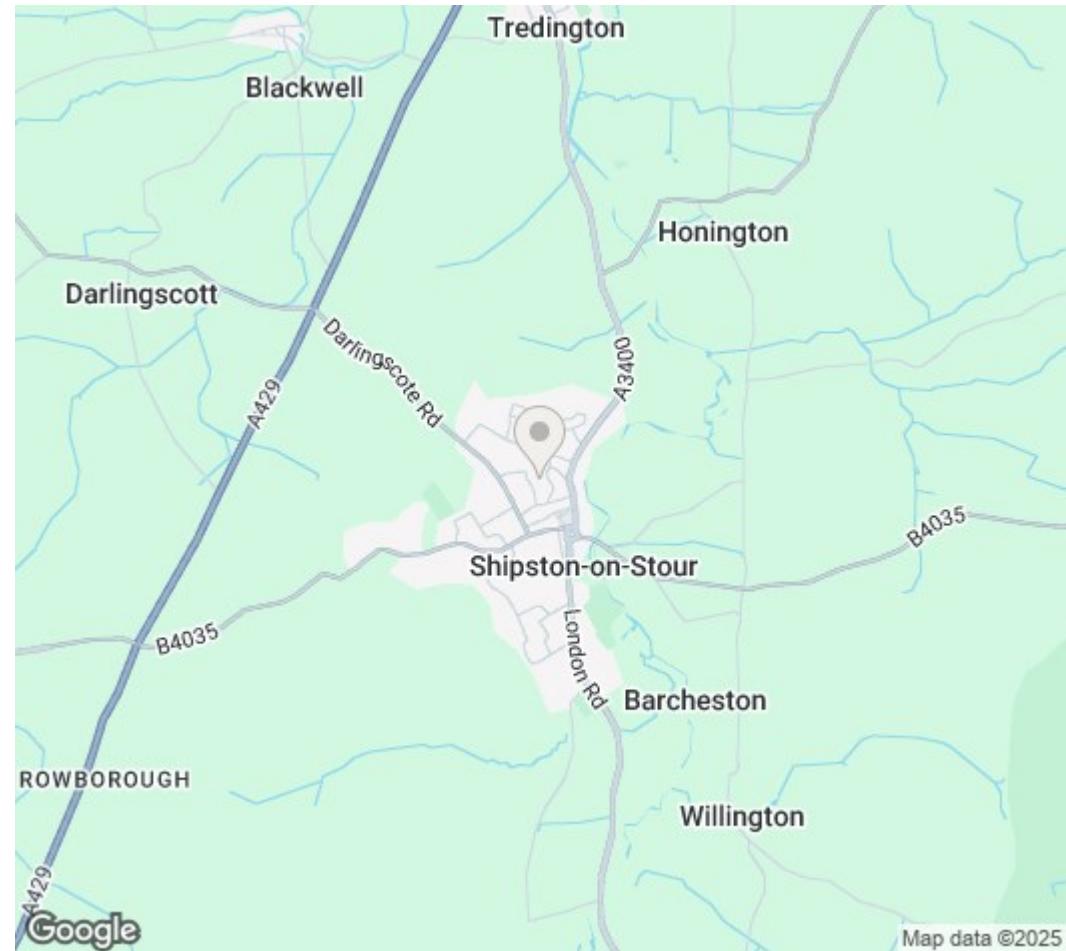
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 23.82 Sq.M.  
(256 Sq.Ft.)



First Floor  
Approx. Floor  
Area 24.89 Sq.M.  
(268 Sq.Ft.)



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

