

Peter Clarke



16 The Driftway, Shipston-On-Stour, CV36 4QH

- NO CHAIN
- Three bedroom detached house
- Sitting room
- Kitchen/dining room
- Generous garden
- Garage and driveway
- Viewing highly recommended



£295,000

NO CHAIN. An excellent opportunity to purchase this three bedroom detached house with driveway, garage, front and rear gardens. Located within walking distance of the town centre and local primary school.

ACCOMMODATION

Entrance hall. Cloakroom with opaque window to rear, wash hand basin, wc. Sitting rom with dual aspect. Kitchen/dining room with windows and door to rear. Dining area. Kitchen area with range of matching wall and base units with worktop over, incorporating sink with drainer, spaces for cooker, space for appliances. Understairs storage cupboard.

Landing with loft hatch, window to side. Bedroom with window to front and over stairs cupboard. Bedroom with window side. Bedroom with window to rear and fitted cupboards. Bathroom with opaque window to rear, bath with electric shower over, wash hand basin unit, wc, tiled walls, vinyl flooring.

Outside to front there is a paved driveway, separate tarmacadam driveway leading to the garage with planted beds. Garage with up and over door, pedestrian door to rear, wall mounted boiler, internal power and light. Outside to rear there is a mix of paved pathways, patios, planted beds, mainly laid to lawn and gate to one side.

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 gas, water, electric 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: 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

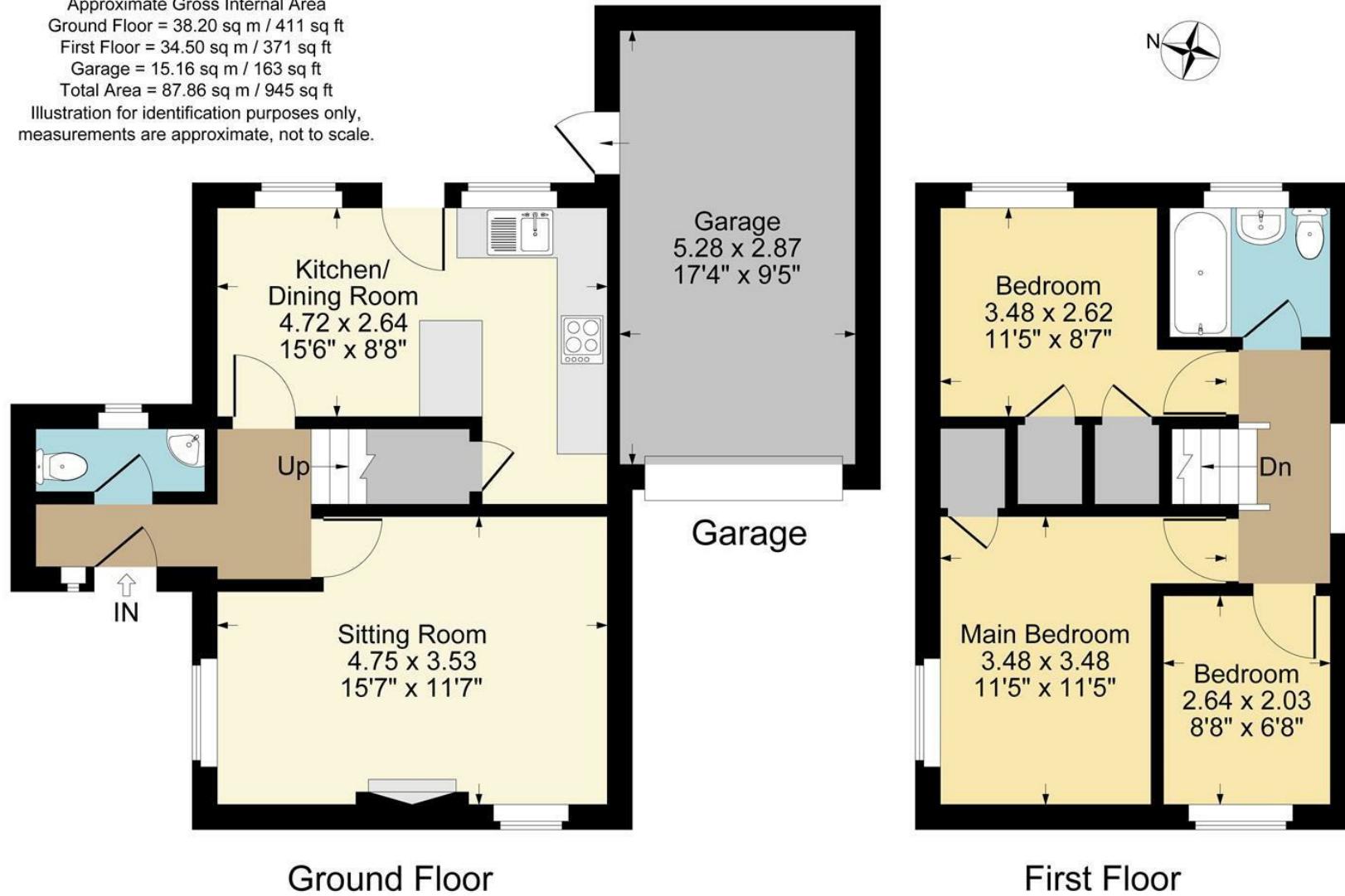
Ground Floor = 38.20 sq m / 411 sq ft

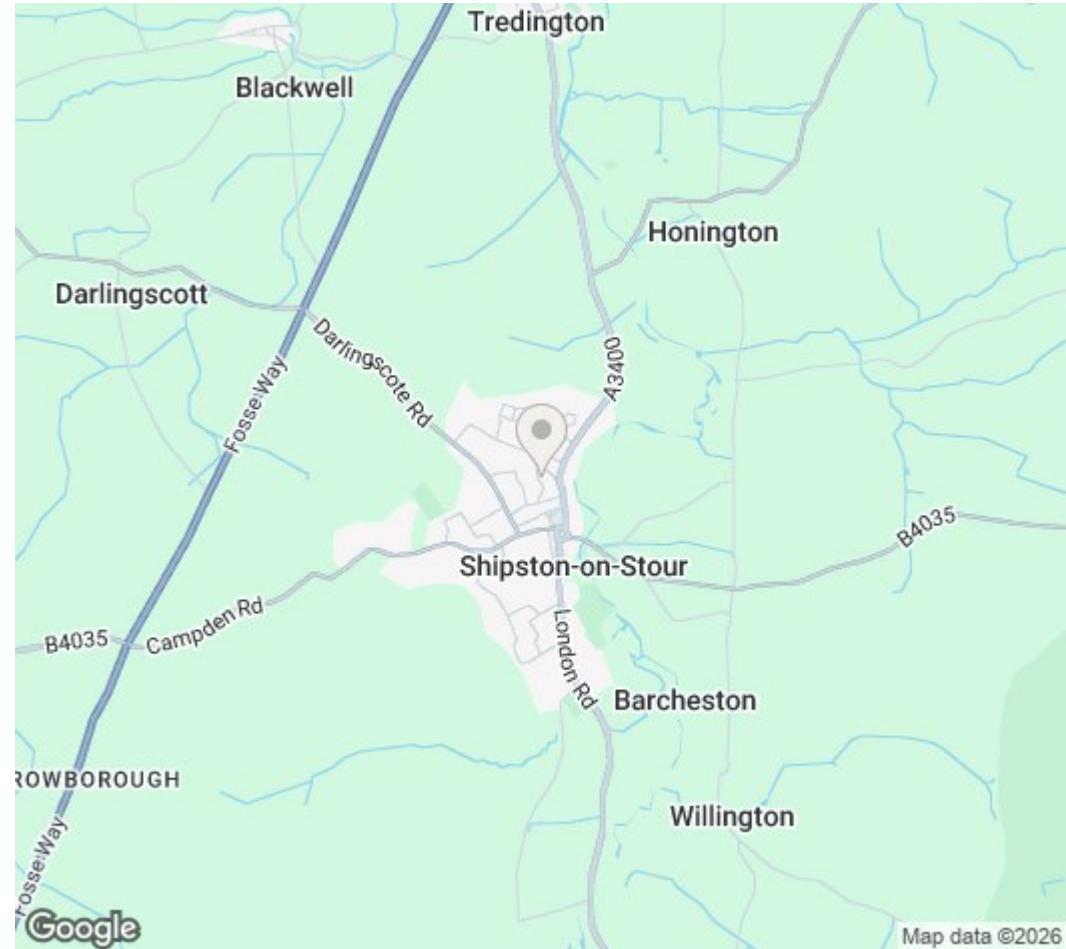
First Floor = 34.50 sq m / 371 sq ft

Garage = 15.16 sq m / 163 sq ft

Total Area = 87.86 sq m / 945 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

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