

Peter Clarke



31 Church Street, Shipston-on-Stour, CV36 4AS



- NO CHAIN
- Two double bedroom bungalow
- Sitting/dining room and kitchen
- Shower room and en suite
- Driveway parking and garage
- Centrally located, very close to shops
- Viewing highly recommended



£299,950

**NO CHAIN.** An excellent opportunity to update and improve this two double bedroom town centre bungalow. Further benefitting from a driveway, garage and garden.

#### ACCOMMODATION

Entered from the side of the property to entrance hall. Sitting room with bay window to front. Kitchen with window to front, wall and base units with work top over, stainless steel sink with drainer, space for cooker and appliances, wall mounted Viessmann combination boiler. Porch with doors to front and integral garage. Garage with loft hatch, up and over door to front, internal power and light. Bedroom with window to rear, fitted wardrobes. En suite shower room. Second bedroom with window to rear, fitted wardrobes. Shower Room with opaque window, double depth shower cubicle, wash hand basin, wc.

Outside to the side are paved pathways and planted beds. To the front a paved garden with planted beds, borders and trees. At the rear is a mix of patios and laid to lawn with planted beds and driveway leading to the garage. Adjacent to the rear garden is a raised planted bed.

#### 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.

**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. The driveway is shared with neighbouring properties, to front and rear.

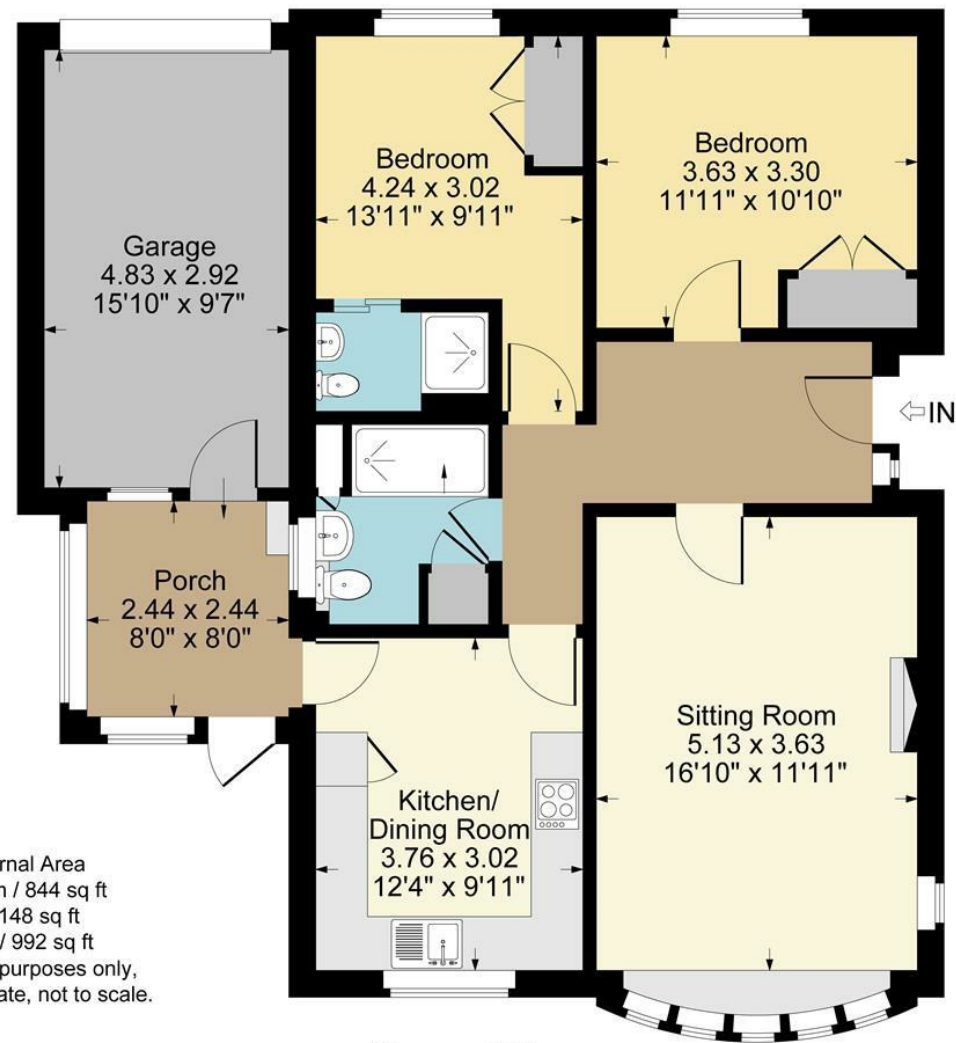
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**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 agent.



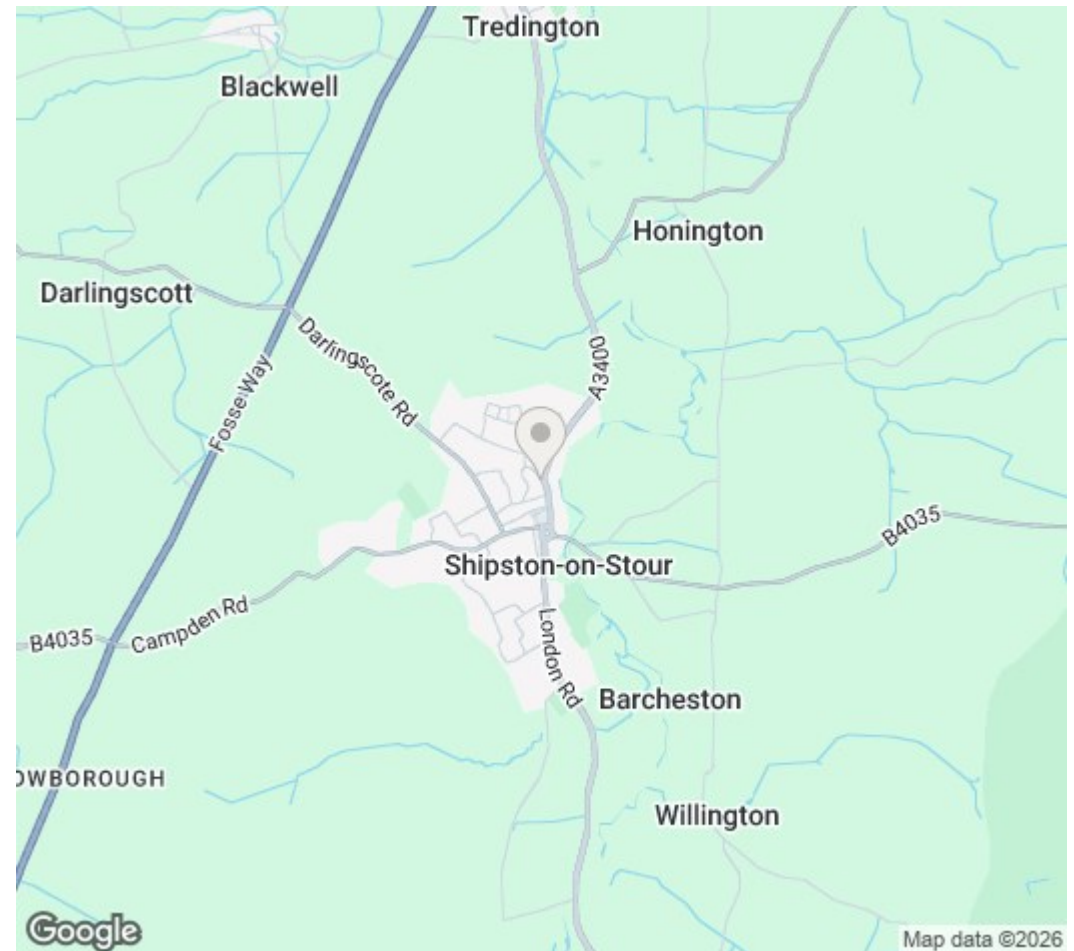
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Approximate Gross Internal Area  
Ground Floor = 78.39 sq m / 844 sq ft  
Garage = 13.71 sq m / 148 sq ft  
Total Area = 92.10 sq m / 992 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

Ground 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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