



Wisteria Cottage, Watery Lane, Shipston-on-Stour, CV36 4BE

- Recently Refurbished Cottage
- Two Double Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Courtyard Garden
- NO ONWARD CHAIN



Asking Price £240,000

A two bedroom semi-detached character cottage property situated close to the centre of the popular market town of Shipston on Stour. The accommodation briefly comprises of sitting room, kitchen/breakfast room and conservatory to the ground floor. To the first floor there are two double bedrooms and a bathroom. There is private courtyard garden to the rear. NO ONWARD CHAIN

ACCOMMODATION

The sitting room has a window to the front and side and stairs leading to the first floor. The kitchen/breakfast room has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, space and plumbing for appliances. The conservatory is an additional useful room which has a door leading out to the courtyard garden. To the first floor there are two double bedrooms and a bathroom having a panelled bath with shower over, w/c and wash hand basin. The rear courtyard garden is paved with gated access to the 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 electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Electric storage 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 B

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.

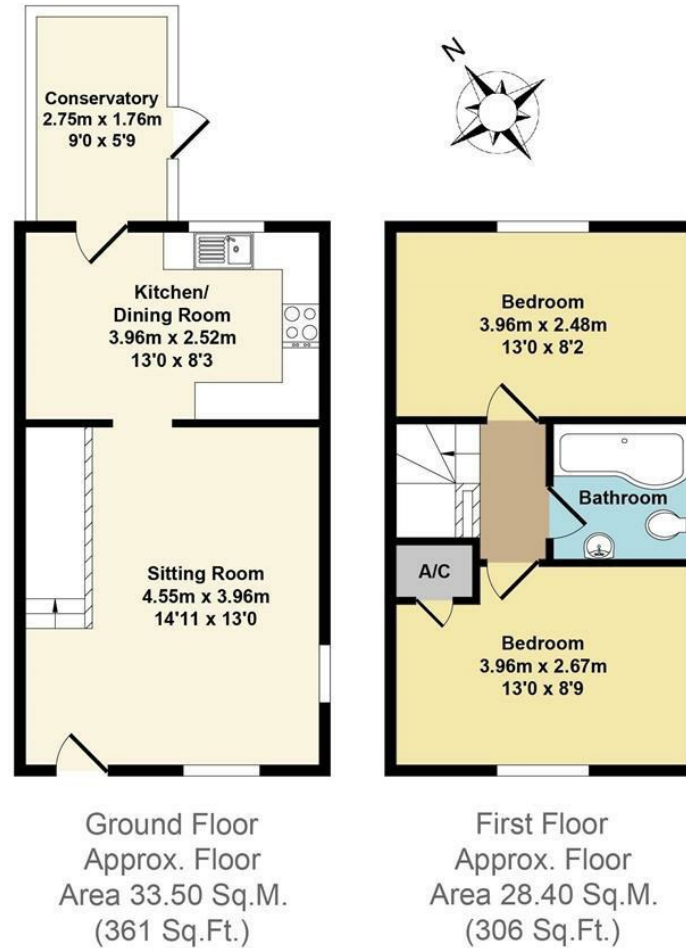
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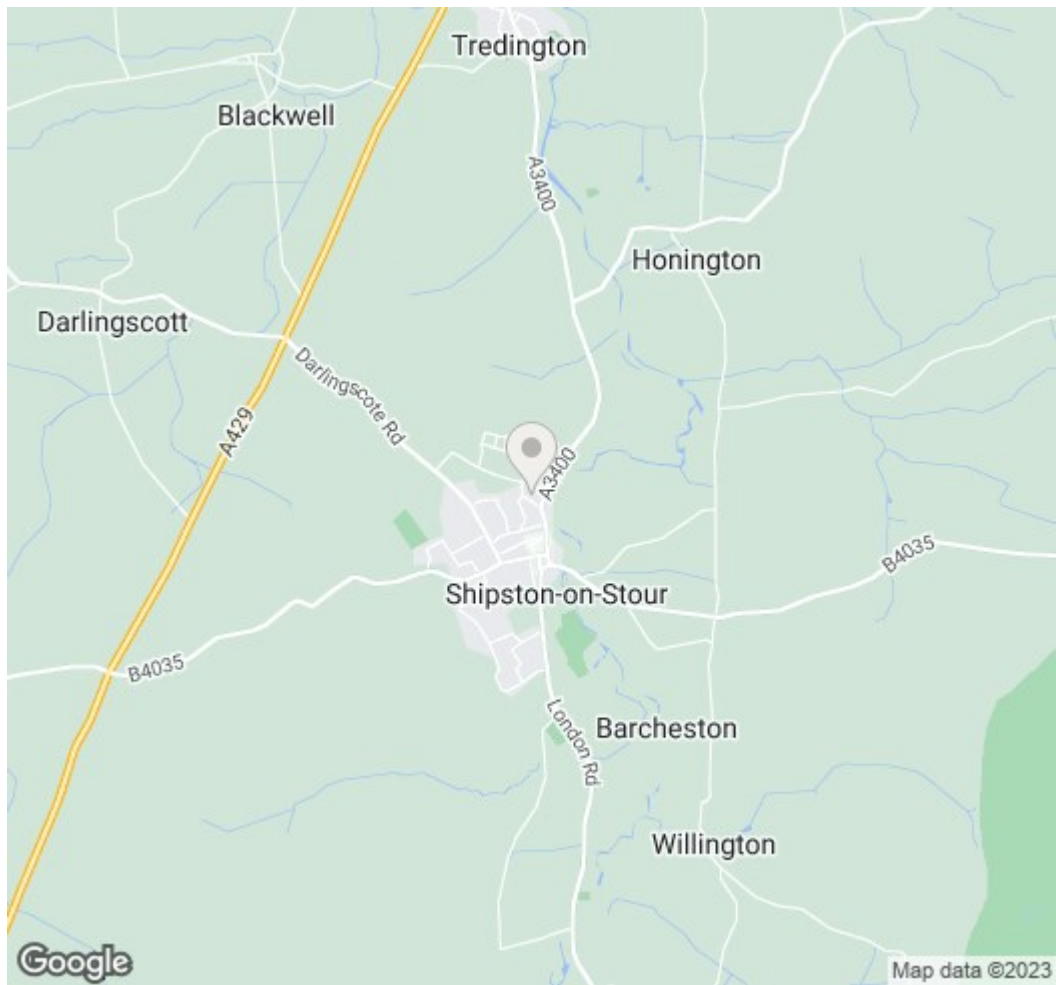


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Total Approx. Floor Area 61.90 Sq.M. (667 Sq.Ft.)

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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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Peter Clarke

