

18 Greenway Road, Shipston-on-Stour, CV36 4EA

- No onward chain
- Recently refreshed house in a popular area
- Three-bedroom semi-detached house
- Kitchen/dining room and separate sitting room
- Generous rear garden, driveway, and single garage

3 1 2

£325,000

A recently refreshed three-bedroom semi-detached house ideally placed for Shipston on Stour town centre and its amenities. The property offers a kitchen/dining room, separate sitting room, first floor bathroom, driveway and single garage, plus generous gardens. Offered with no onward chain.

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 and electricity 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.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 74% O2 (Checked on Ofcom Sept 26)

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

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

VIEWING: By Prior Appointment with the selling agent.











Approximate Gross Internal Area
Ground Floor = 41.43 sq m / 446 sq ft
First Floor = 39.57 sq m / 426 sq ft
Garage = 12.44 sq m / 134 sq ft
Total Area = 93.44 sq m / 1006 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







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Winkworth