

Peter Clarke



12 Nichols Court, Shipston-on-Stour, CV36 4RU



- Detached bungalow
- Built in 2021 with five years NHBC remaining
- Tucked away cul de sac position
- Tandem double driveway
- Generous landscaped rear garden
- Viewing highly recommended



£389,950

An exciting opportunity to purchase this very well presented two bedroom DETACHED BUNGALOW in a tucked away position with a generous landscaped garden to rear. Further benefits include tandem double driveway, bathroom, en suite shower room and two double bedrooms.

#### ACCOMMODATION

Entrance hall two fitted cupboards, kitchen/dining room window to front, range of matching wall and base units with worktop over, incorporating four ring gas hob with extractor fan hood over and one and a half bowl stainless steel sink with drainer. Integrated double oven, fridge/freezer, dishwasher and washing machine. Tiled flooring. Sitting room with double doors to rear. Main bedroom with window to rear. En suite shower room with shower cubicle, wash hand basin, wc, wood effect flooring. Bedroom with window to front a double room. Bathroom, bath with shower over, pedestal wash hand basin, wc, part tiled walls, wood effect flooring.

Outside to front is a mix of stone chipping beds, paved pathways, tarmacadam tandem double driveway to side, gate to rear garden with a mix of paved pathways, patios, mainly laid to lawn, planted beds, mature shrubs and outside tap.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is an estate charge of approx. £300 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, 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.

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

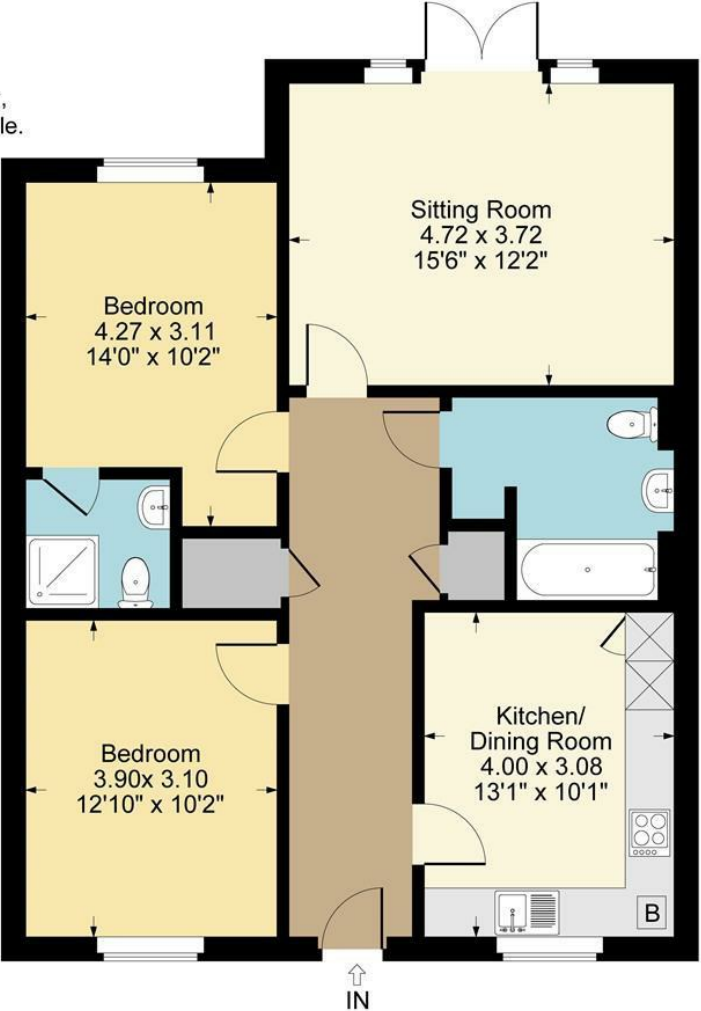
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

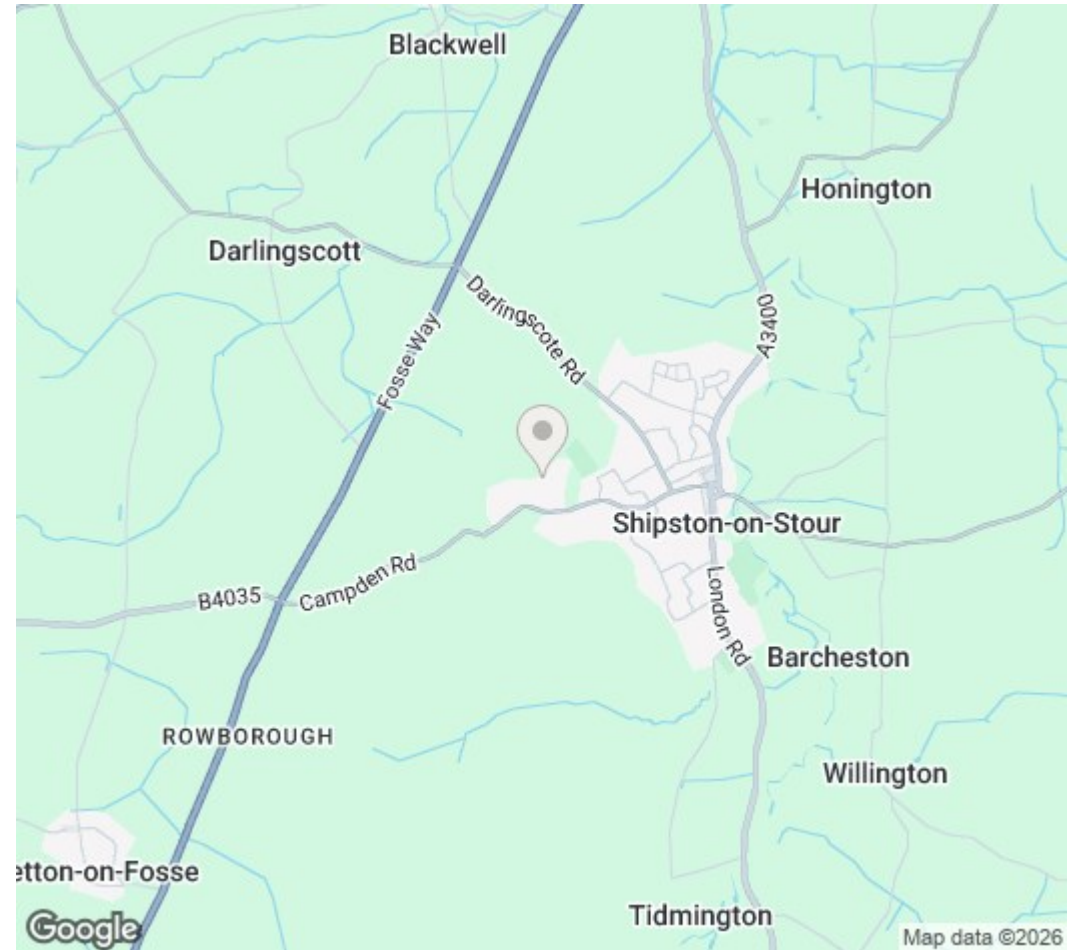


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Approximate Gross Internal Area  
Ground Floor = 80.54 sq m / 867 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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.

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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)

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