

Peter Clarke



8 Horsefair, Shipston-on-Stour, CV36 4PD

- NO CHAIN
- Two bedroom RETIREMENT property
- Sitting/dining room and conservatory
- Garage and garden
- Close to town
- Well presented



£265,000

**NO CHAIN.** A well presented two bedroom end of terrace RETIREMENT bungalow with garden and garage. Located only a short distance from the town centre.

#### ACCOMMODATION

Entrance hall with loft hatch and airing cupboard housing immersion water tank. Utility cupboard with work top, washing machine and tumble dryer below, shelving, internal power and light. Sitting/dining room with triple aspect, feature electric fireplace, door to conservatory. Conservatory has double glazed, upvc framework with door to garden and wood effect flooring. Kitchen with window to front, wall mounted gas boiler, range of wall and base units with work top over incorporating ceramic sink with drainer and mixer tap, space for cooker with extractor fan hood over, space for fridge freezer, wood effect flooring. Bedroom with window to rear overlooking the garden, fitted wardrobe and chest of drawer unit. Bedroom with window to rear overlooking the garden, double wardrobe with sliding doors. Wet room with obscure glass to front, shower, wash hand basin and wc, part tiled walls, tiled flooring.

Outside to the front is a mix of stone chipping beds, paved pathways, low picket fence boundary. To the rear is a walled garden on two sides and panel fence between, mix of paved patios, laid to lawn, planted beds, mature shrubs and trees. Refuse gate to side. Garage en bloc, with up and over door, internal light.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 years from 1987. Service charge of £2,868 per annum. 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. Gas central 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.

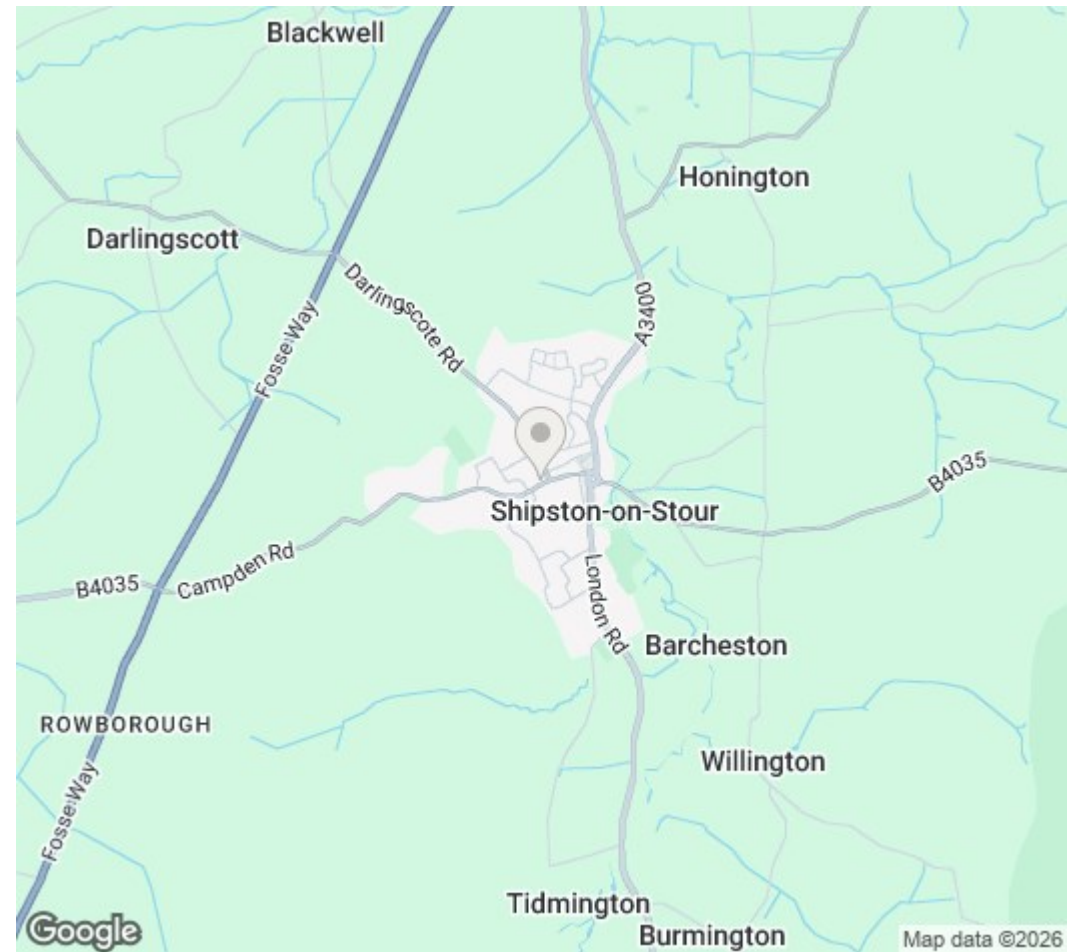
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.







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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