



26 Mayo Road, Shipston-on-Stour, Warwickshire, CV36 4BH

- NO CHAIN
- Three bedrooms
- Off road parking
- Gross rental yield of 5.6%
- Garden with gated parking area
- 1,037 sq.ft. of accommodation
- Viewing highly recommended



£285,000

**NO CHAIN.** A spacious three bedroom house with off road parking and garden. Located a short distance from the town centre, the property is compliant for letting and currently generating £1,350 per calendar month, making it an ideal investment property with a gross yield of 5.6%.

#### ACCOMMODATION

Entrance porch leading to Entrance Hall with cloaks cupboard and wood effect flooring. Cloakroom. Sitting Room with window to front, feature faux fireplace. Opens to Conservatory with door to rear. Kitchen with range of matching wall and base units, work surface over incorporating one and a half bowl sink with drainer and four ring ceramic hob, integrated oven, integrated dishwasher, space for washing machine, under stairs cupboard, wood effect flooring throughout. Utility Room with door to rear, tiled floor, space for appliances.

Landing with loft hatch, linen cupboard and boiler cupboard. Bedroom with window to front, fitted double wardrobe. Bedroom with window to front, fitted double wardrobe. Bedroom with window to rear, fitted single wardrobe. Bathroom with opaque window to rear, bath with shower attachment, wash hand basin, wood effect floor. Separate wc with opaque window to rear.

Outside to the front there is a paved pathway with stone chipping hardstanding to either side. To the rear is a mix of paved pathway, patio, laid to lawn, garden shed, panelled fence boundaries to all sides. Double gates open inwards to a stone chipping driveway.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. 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.

**AGENTS NOTE:** Previous marketing images have been used.

**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:** D. A full copy of the EPC is available at the office if required.

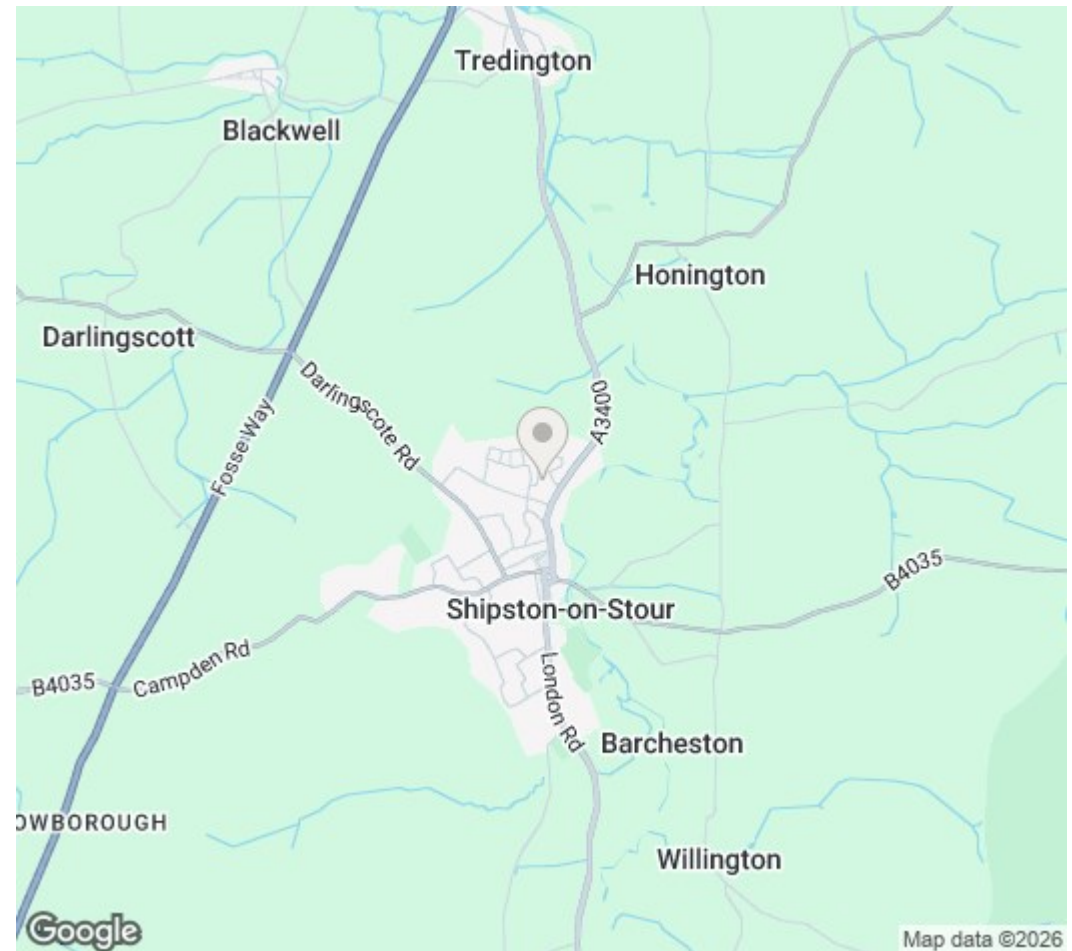
**VIEWING:** By Prior Appointment with the selling agent.



Mayo Road, Shipston on Stour, CV36 4BH  
Total Approx. Floor Area 96.30 Sq.M. (1037 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.

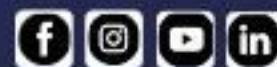




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Peter Clarke

AN ASSOCIATE OF WINKWORTH

Winkworth