

Peter Clarke



14 Telegraph Street, Shipston-On-Stour, Warwickshire, CV36 4DA

- Three Bedroom Character Town House
- Sitting Room with Wood Burner
- Extended Kitchen/Breakfast Room
- Bedroom with En-Suite Shower Room
- Bathroom with Roll Top Bath
- Beautiful Garden



Offers Over £350,000

A well located end terrace character town house situated close to the centre of Shipston on Stour offering spacious and well presented accommodation over three floors. The accommodation briefly comprises of sitting room, extended kitchen/breakfast room and wc to the ground floor. To the first floor there is a bedroom with en-suite shower room, another bedroom and a bathroom. To the second floor there is a third bedroom. Outside there is a beautiful garden to the rear.

#### ACCOMMODATION

The property is approached via a gate from Telegraph Street and the door enters into the extended kitchen/breakfast room. There are a range of hand crafted base, wall and drawer units with oak work surfaces over, There is space and plumbing for dish washer and washing machine and space for a range style cooker. Doors leading to wc. Double doors through to the sitting room which has oak flooring and a wood burning stove. A door leads to the stairs going up to the first floor which has a bedroom with recently fitted en-suite shower room, another bedroom with built in storage and cupboard with boiler and hot water tank and main bathroom. The second floor has a dual aspect bedroom with fitted wardrobes and wash hand basin. To the rear of the property there is a patio area leading to the beautiful landscaped garden which has a shed, greenhouse and a pond.

#### 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, 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 Stratford on Avon District Council 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 Agents.

REGULATED BY RICS



Telegraph Street, Shipston on Stour, CV36 4DA  
Total Approx. Floor Area 104.40 Sq.M. (1123 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.

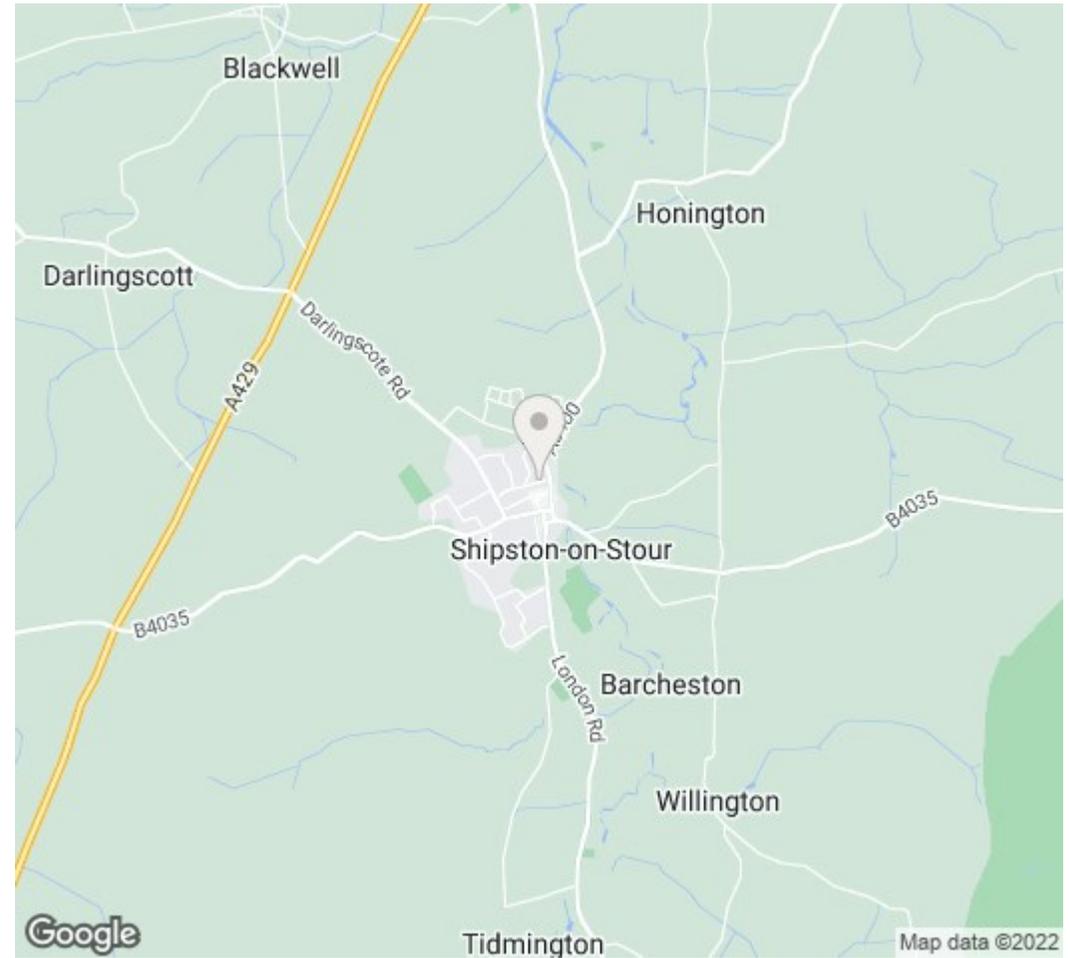


Ground Floor  
Approx. Floor Area 41.0 Sq.M.  
(441 Sq.Ft.)

First Floor  
Approx. Floor Area 41.0 Sq.M.  
(441 Sq.Ft.)

Second Floor  
Approx. Floor Area 22.40 Sq.M.  
(241 Sq.Ft.)





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.

Six multi-award winning offices  
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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