

Peter Clarke



9 Beecham Road, Shipston-On-Stour, CV36 4RJ

Offers Over £320,000

- Modern Town House
- Recently Fitted Kitchen & Opened up for Open Plan Living
- Versatile Accommodation
- Three/Four Bedrooms
- Three Bathrooms
- Courtyard Garden
- Allocated Parking Space to the Rear
- Solar Panels to the Roof
- Close to the Schools



A modern town house offering spacious and versatile accommodation on a sought after development in Shipston-on-Stour. The accommodation briefly comprises of three/four bedrooms, three bathrooms, an open plan living/kitchen/dining room and utility room. There is a low maintenance garden and allocated parking space. There are also solar panels fitted to the roof which is an additional benefit to the property. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The entrance hall has a large storage cupboard. The ground floor has bedroom with en-suite shower room, study/bedroom with doors leading to the rear garden and utility room. To first floor the landing gives access to an open plan living/kitchen/dining room that was recently upgraded. To the second floor the landing gives access to the main bedroom with built in wardrobes and en-suite shower room, a further bedroom and bathroom. Externally there is a courtyard garden to the rear with access to an allocated parking space.

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 & solar panels to the roof.

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 E

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

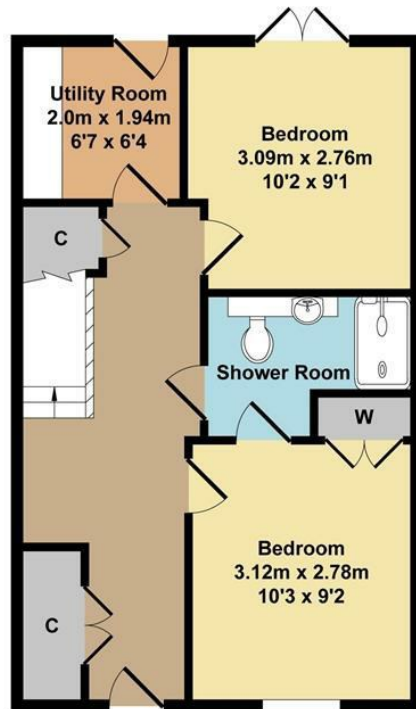
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

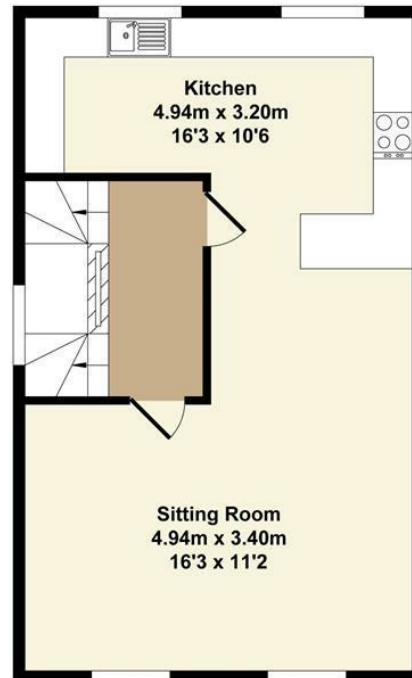


Beecham Road, Shipston on Stour, CV36 4RJ
Total Approx. Floor Area 123.60 Sq.M. (1329 Sq.Ft.)

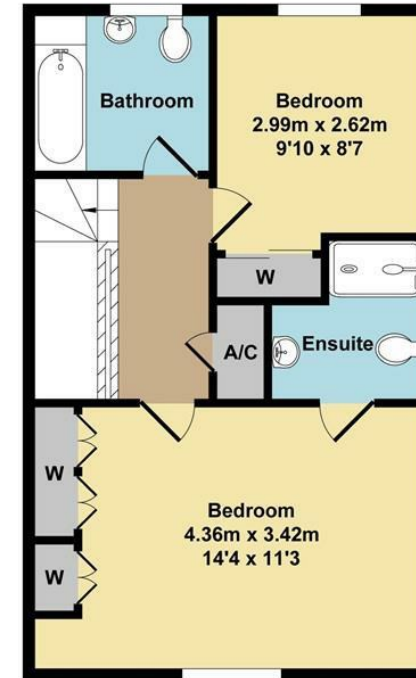
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 41.20 Sq.M.
(443 Sq.Ft.)

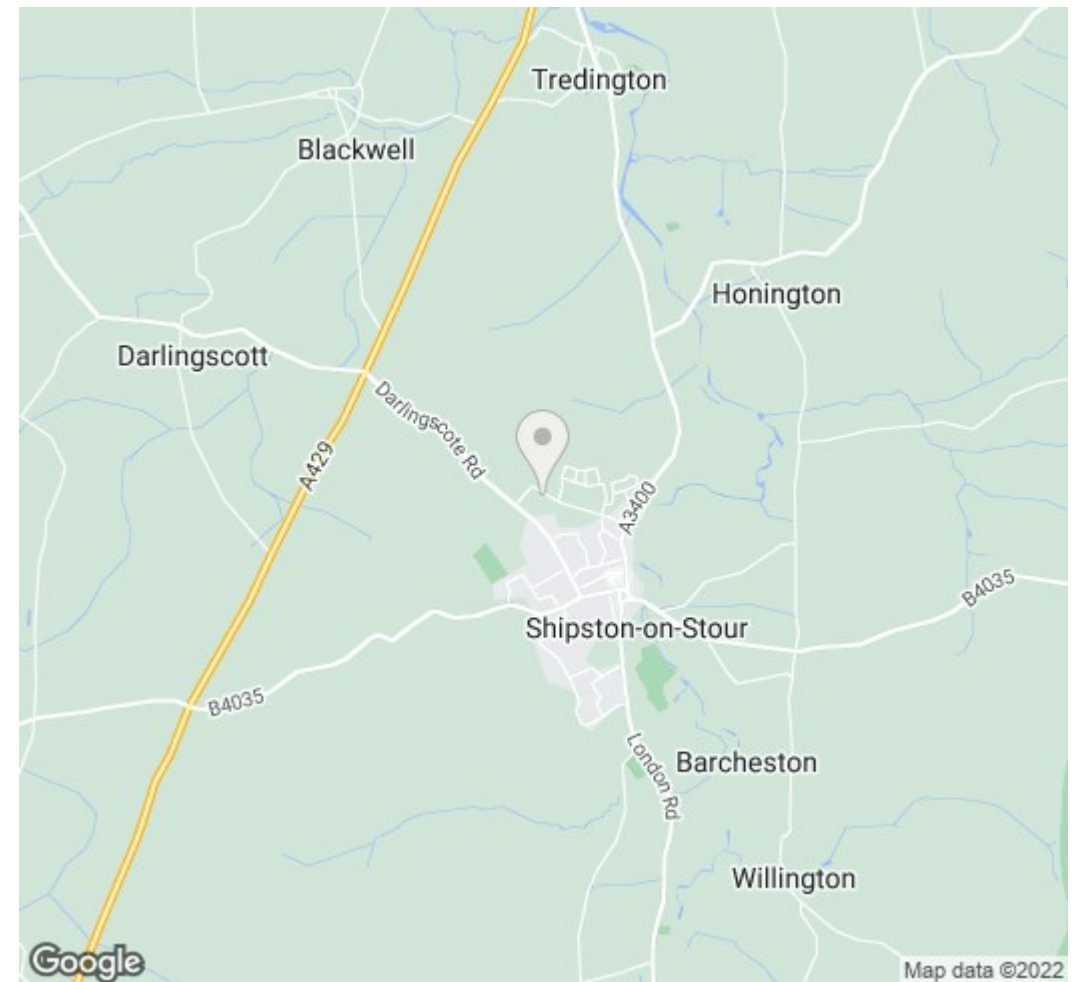


First Floor
Approx. Floor
Area 41.20 Sq.M.
(443 Sq.Ft.)



Second Floor
Approx. Floor
Area 41.20 Sq.M.
(443 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

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