



Peter Clarke

Mill Bank Cottage, Mill Street, Shipston-on-Stour, CV36 4AW

- Off road parking for two vehicles
- Ideal holiday let or investment
- Sitting room, dining hall and kitchen
- Town centre location
- NO CHAIN



Offers Over £300,000

NO CHAIN. In an elevated position within walking distance of the town centre is this two bedroom, two bathroom semi-detached cottage. Offering a superb mix of character and convenience.

ACCOMMODATION

Door leads to Dining Hall with window to front and under stairs storage cupboard. Glass tiled partition opening into Kitchen with window to rear, matching wall and base units with work top over incorporating sink and drainer, four ring electric hob, space for appliances. Sitting Room with dual aspect, feature open fireplace, fitted shelving.

Landing with ladder leading to a boarded loft space with internal light and power, boiler cupboard housing combi boiler. Bedroom with window to front. En Suite Shower Room. Bedroom with window to rear. En Suite Bathroom.

Outside to the front is a parking bay with space for two vehicles. Steps lead up to a front garden which has a mix of paved pathways, patios, laid to lawn, planted beds and mature shrubs, pergola, seating area and timber shed. Outside light and tap.

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.

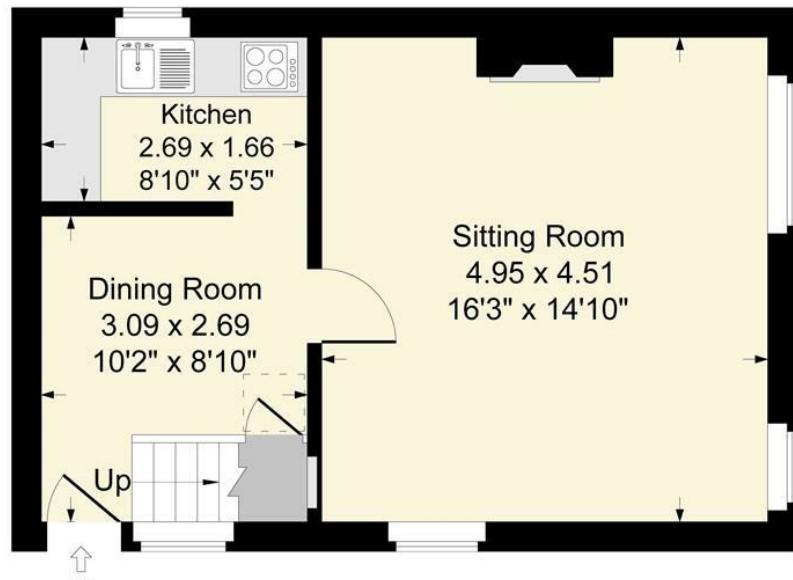
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

VIEWING: By Prior Appointment with the selling agent.





Ground Floor

Denotes restricted head height



First Floor

Approximate Gross Internal Area

Ground Floor = 38.00 sq m / 409 sq ft

First Floor = 37.90 sq m / 408 sq ft

Total Area = 75.90 sq m / 817 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

