

Peter Clarke



33 London Road, Shipston-On-Stour, Warwickshire, CV36 4EP

- Extended Semi-Detached House
- Large Sitting Room with Bay Window
- Kitchen/Dining Room
- Three Bedrooms
- Utility Room & Cloakroom
- Conservatory
- Large Rear Garden
- Garage & Workshop
- Planning Permission Previously Granted for Converting Garage & Workshop



Offers Over £475,000

An extended three bedroom semi-detached property with spacious and versatile accommodation. There is also lapsed planning permission to convert the garage and workshop into accommodation. The accommodation briefly comprises of entrance porch, large sitting room, kitchen/dining room, utility room, office, cloakroom and conservatory to the ground floor. To the first floor the main bedroom has built in wardrobes and a shower. There are two further bedrooms and a bathroom. Outside there is a driveway providing off road parking and a large garden to the rear with garage and workshop.

ACCOMMODATION

The entrance porch leads into the entrance hall which has stairs leading to the first floor. The large sitting room has a bay window and a feature fireplace with gas fire and Baxi Bermuda back boiler. Double doors lead through to the kitchen/dining room which has a range of base, wall and drawer units with work surfaces over, composite one and a half bowl sink and drainer, electric cooker and space for a fridge/freezer. The utility room has space and plumbing for appliances and a wall mounted sink. There is a cloakroom and an office which has under stairs storage cupboard. The conservatory is of brick and gazed construction and has double doors at either end. To the first floor the main bedroom has built in wardrobes, a shower, vanity wash hand basin and wc. There are two further bedrooms and a bathroom. The large rear garden is well established with shrub and planted borders and has a shed to the end. The workshop/garage has the potential to be converted to accommodation and has lapsed planning permission granted.

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 D

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

VIEWING: By Prior Appointment with the Selling Agents.

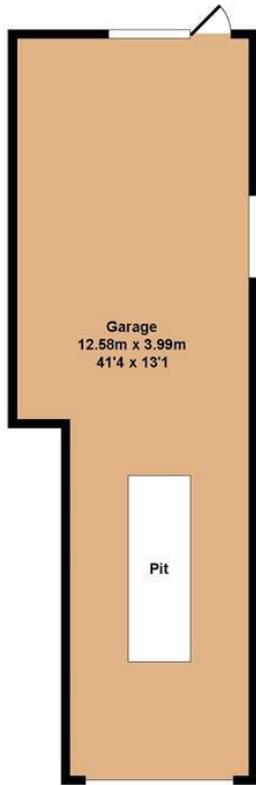
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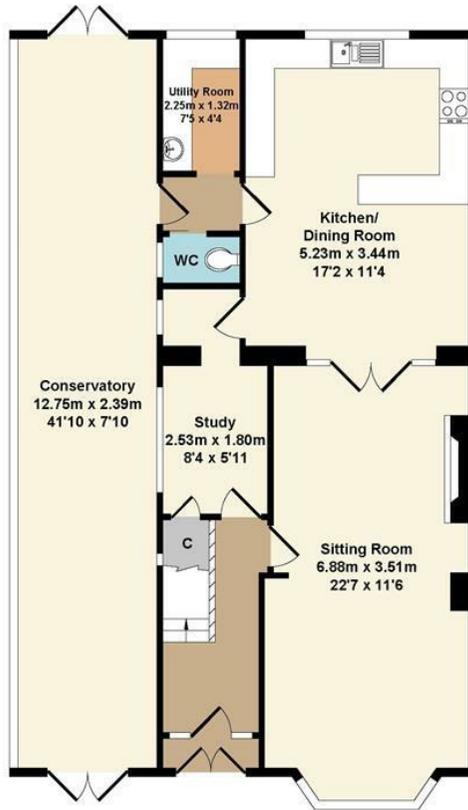
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Total Approx. Floor Area 195.30 Sq.M. (2102 Sq.Ft.)

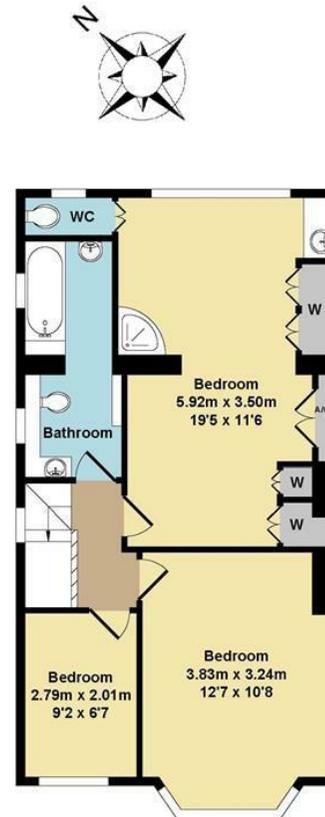
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Garage
Approx. Floor Area 44.70 Sq.M. (481 Sq.Ft.)

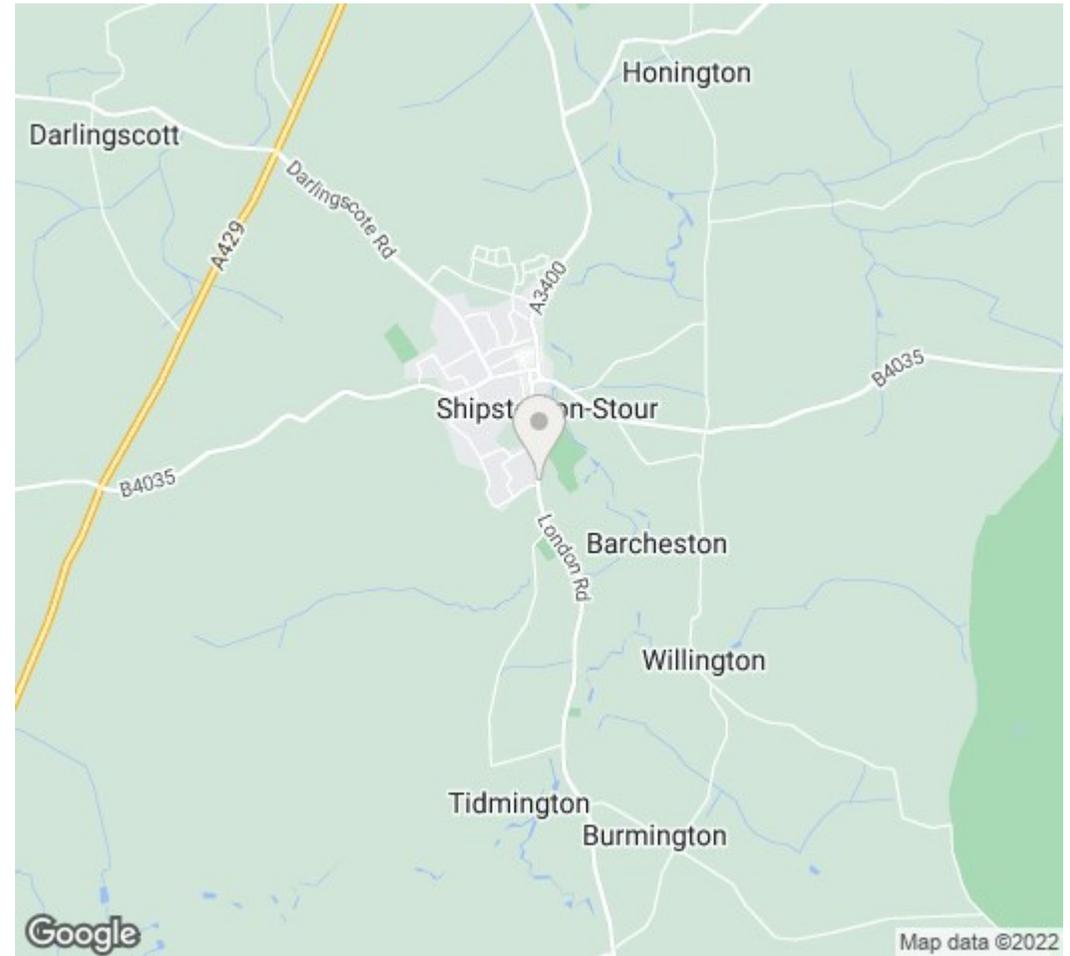


Ground Floor
Approx. Floor Area 97.50 Sq.M. (1049 Sq.Ft.)



First Floor
Approx. Floor Area 53.10 Sq.M. (572 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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