1 Mayo Road, Shipston-On-Stour, CV36 4BH

- Three bedroom semi-detached house
- Sitting room, dining room and a utility/cloakroom
- Three bedrooms and a bathroom
- Driveway with parking for several vehicles
- Front and rear gardens
- Viewing highly recommended

3 1 2

£330,000

A spacious three bedroom semi-detached house with two reception rooms, driveway, front and rear gardens. Located in a popular residential area close to the primary school and the town centre with further amenities.

ACCOMMODATION

GROUND FLOOR
Entrance hall, Utility/Cloakroom with plumbing for appliances. Sitting room with dual aspect. Dining room with storage cupboards. Kitchen with fitted units, integrated oven and gas hob with space for further appliances.

FIRST FLOOR
Landing, boiler cupboard housing combi boiler, storage cupboard. Bedroom with fitted triple wardrobe. Bedroom with fitted wardrobes. Bedroom with fitted double wardrobe. Bathroom with shower over bath, pedestal wash hand basin and W,C.

OUTSIDE
To front there is a long driveway, stone chipping beds, and further parking space. Partly laid to lawn, mature shrubs, mix of walled and picket fence boundaries. Side gate leads to rear with a mix of paved pathways, patio, stone chipping beds, laid to lawn, planted beds, mature shrubs and trees. Outside light, tap, and power. Timber shed.

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 gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

1 Mayo Road, Shipston-on-Stour

Approximate Gross Internal Area
Ground Floor = 51.88 sq m / 558 sq ft
First Floor = 41.01 sq m / 442 sq ft
Total Area = 92.89 sq m / 1000 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.

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Peter Clarke

Winkworth