

11 Manor Lane, Shipston-On-Stour, CV36 4EF

- Popular residential area
- Three bedrooms and a loft room
- Ground floor bathroom and ensuite shower room
- Close to town and local schools
- Landscaped garden with pergola seating area
- Driveway and garage
- Viewing highly recommended

3 2 1

£365,000

A well-presented three bedroom semi-detached house with driveway, garage and gardens. Open plan kitchen/dining room, sitting room and a useful loft room. Located only a short distance from the town centre, schools and leisure centre.

ACCOMMODATION

GROUND FLOOR

The entrance hall leads to all principle rooms and stairs to first floor. Bathroom has a window to rear, bath with shower attachment, wash hand basin unit, WC. part tiled walls and tiled floor. Sitting Room with dual aspect, feature electric fireplace and a central ceiling fan. Kitchen/Dining Room is open plan with window to rear, dining area with storage cupboards opens into the kitchen area. Range of matching wall and base units with worktop over incorporating stainless steel sink with drainer. Space for appliances. Wall mounted combi boiler. Door to rear.

FIRST FLOOR

Main bedroom with window to front a good sized double room with ensuite Shower Room comprising of shower cubicle, wash and basin, WC. Bedroom two is a double room with window to front. Bedroom three with window to side. Loft room with Velux windows, loft hatch, eaves storage cupboards, carpeted, light and power point.

OUTSIDE

To the front there is a mix of stone chippings, paved pathways, tandem driveway, outside light and PowerPoint. Side door leads to covered walkway. Garage which is extra long with double doors to front, power and light. Workbench to side door to rear garden which has a mix of paved patios, pathways, chipping beds, laid to lawn, planted beds, shrubs and trees. Pergola with decked seating area. Timber shed. Outside light and tap.

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 gas and electricity 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.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 74% O2 and Vodafone (Checked on Ofcom Aug26)

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.







11 Manor Lane, Shipston on Stour

Approximate Gross Internal Area
Ground Floor = 50.91 sq m / 548 sq ft
First Floor = 38.63 sq m / 416 sq ft
Second Floor = 26.15 sq m / 281 sq ft
Garage = 12.16 sq m / 131 sq ft
Total Area = 127.85 sq m / 1376 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.









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Peter Clarke

Winkworth