

Peter Clarke



1 The Maldens, Shipston-on-Stour, Warwickshire, CV36 4QD



- Detached Bungalow
- Two Bedrooms
- Insulated Garage Room
- Sitting/Dining Room
- Modern Shower Room
- Fitted Kitchen
- Front & Rear Gardens
- NO ONWARD CHAIN



Offers Over £300,000

A two bedroom detached bungalow in a popular residential area of Shipston on Stour. The accommodation briefly comprises of entrance porch, entrance hall, kitchen, sitting room/dining room, two bedrooms, shower room and a converted garage room with gardens to the front and rear. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

#### ACCOMMODATION

The entrance porch was recently added by the current owner. The entrance hall has a useful storage cupboard and leads into the kitchen which has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, integrated electric oven and microwave, gas hob, integrated dishwasher and fridge. A door leading into the insulated garage room which has previously been used as a music room also has a door leading to the rear garden. The sitting room has a bay window and feature fireplace with gas fire. The inner hall has a cupboard housing the gas boiler and shelving for storage. There is a bedroom with built in wardrobes and the other bedroom has double doors leading to the rear garden. A shower room completes the internal accommodation. Outside, there is a driveway to the front of the property providing off road parking, a lawn and established borders. A gate leads to the rear garden which has a patio, gravel area and established borders with the benefit of a shed and water butt included.

#### 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.

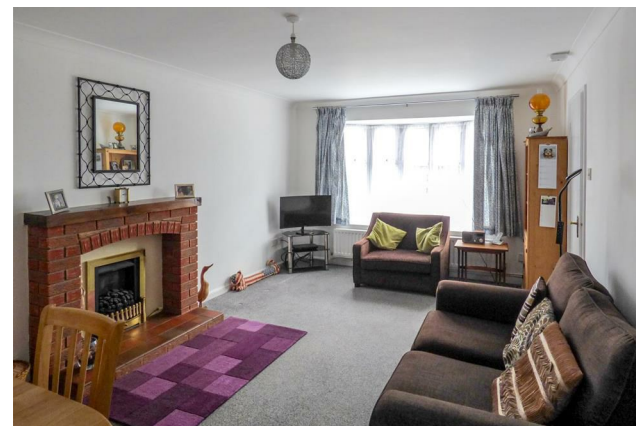
**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

**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:** D A full copy of the EPC is available at the office if required.

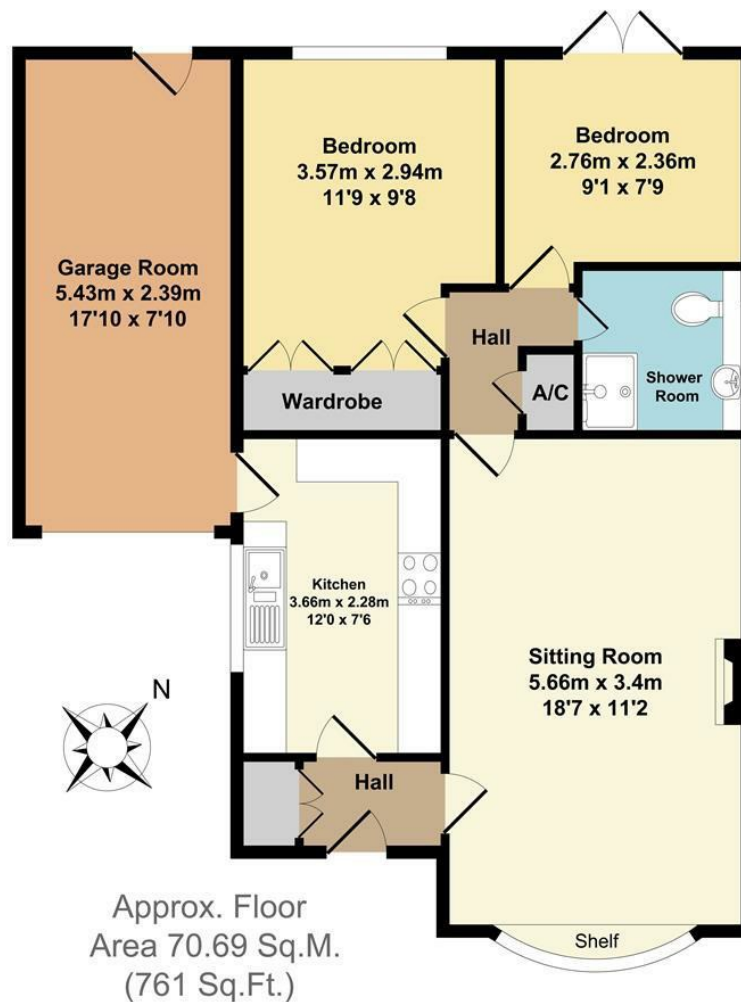
**VIEWING:** By Prior Appointment with the Selling Agents.  
**REGULATED BY RICS**



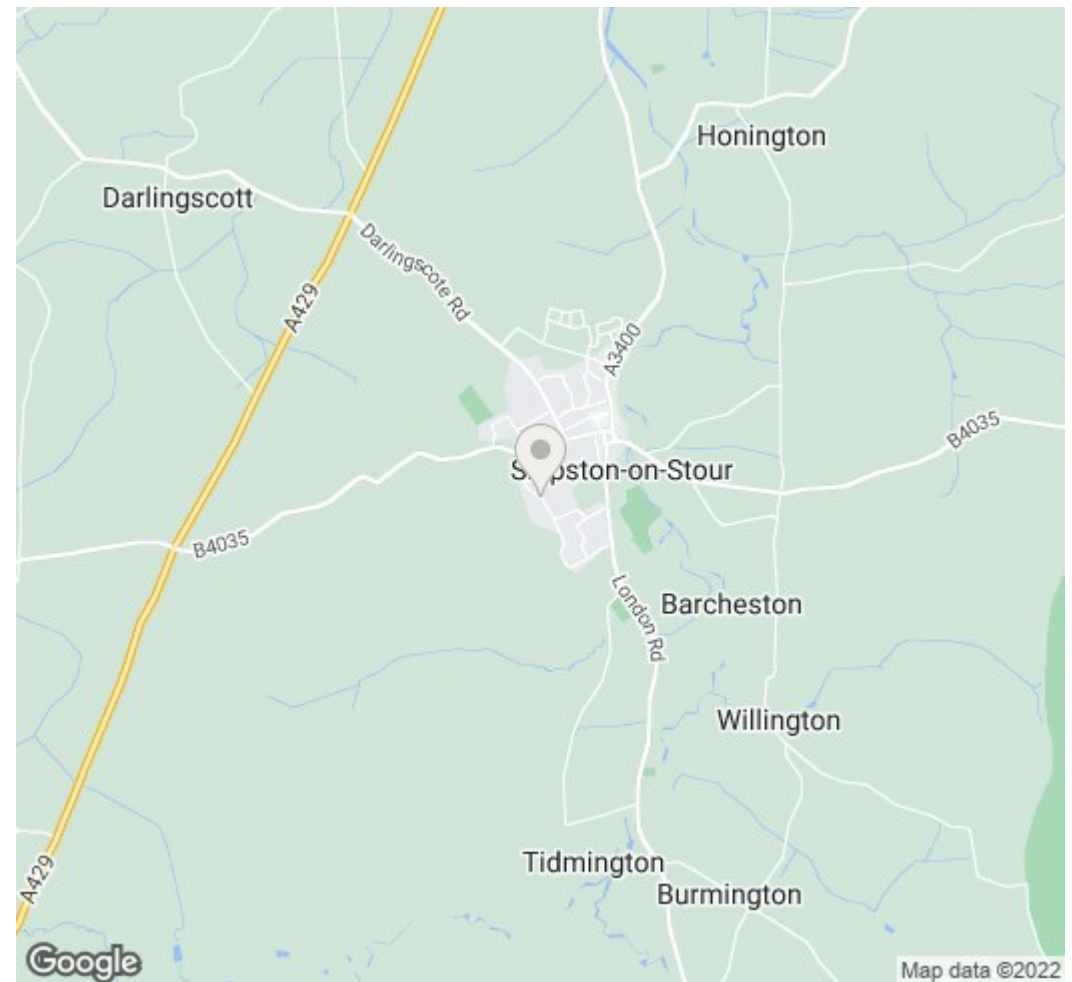
## 1 The Maldens

Total Approx. Floor Area 70.69 Sq.M. (761 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given







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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