

Peter Clarke



5 Callaways Road, Shipston-on-Stour, CV36 4HB

- Three Bedroom Detached Dormer Bungalow in a Sought After Residential Area
- Sitting Room & Dining Room
- Fitted Kitchen with Doors to the Rear Garden
- Ground Floor Wet Room & First Floor Bathroom
- South Facing Rear Garden
- Car Port & Driveway
- NO ONWARD CHAIN



£450,000

A three bedroom detached dormer bungalow in a sought after road in Shipston on Stour. The accommodation briefly comprises of entrance hall, sitting room, dining room, fitted kitchen, two bedrooms and a wet room to the ground floor. To the first floor there is an additional bedroom and bathroom.. To the front of the property there is a driveway and carport which leads through to the south facing rear garden. This property benefits from NO ONWARD CHAIN

ACCOMMODATION

The entrance hall has stairs leading to the first floor and a door into the sitting room which has a feature fireplace. The kitchen has a range of base, wall and drawer units with work surfaces over, integrated appliances include a double oven with gas hob above and a dishwasher. Double doors lead out to the rear garden and an additional door leads through to the inner hall way with a door to the dining room which is currently used as a home office and a door to the utility room which has space and plumbing for a washing machine, a wall mounted boiler and door to the rear garden. There are two bedrooms and a wet room to the ground floor and a bedroom to the first floor with an additional bathroom. Outside, there is a driveway and car port which leads to the south facing rear garden which has been landscaped and has a large shed.

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.

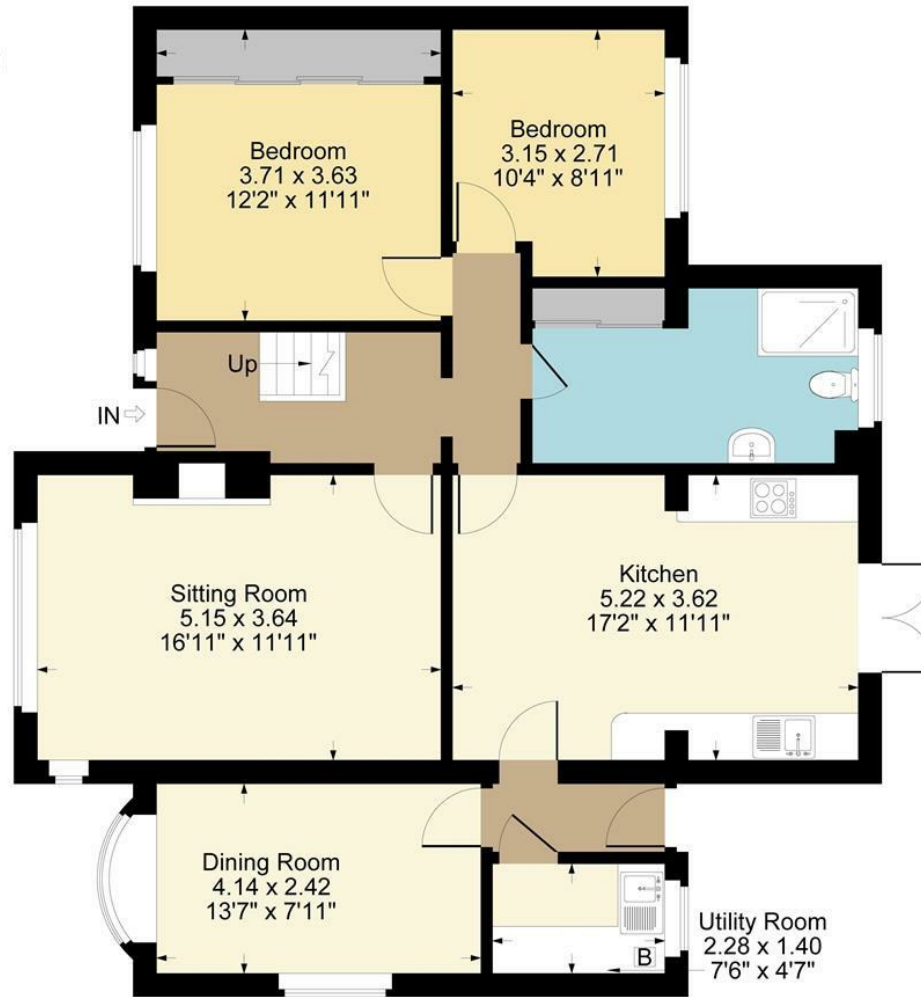
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



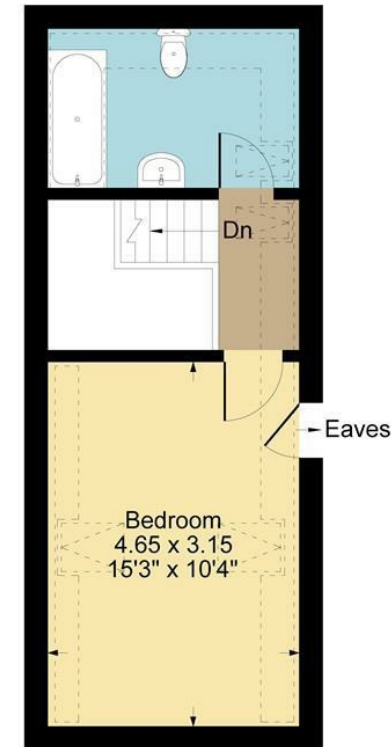
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Ground Floor

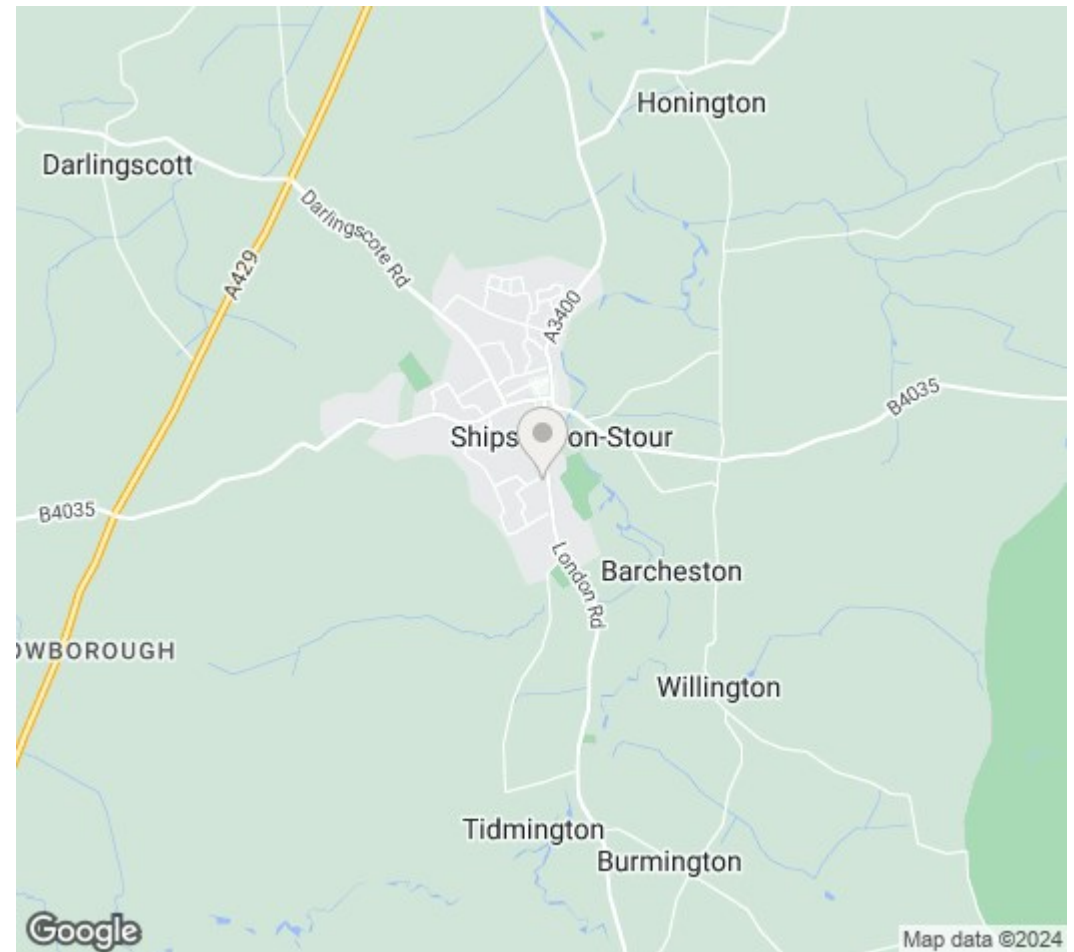
Approximate Gross Internal Area
Ground Floor = 99.37 sq m / 1070 sq ft
First Floor = 28.56 sq m / 308 sq ft
Total Area = 127.93 sq m / 1378 sq ft

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



First Floor





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.

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serving South Warwickshire & North Cotswolds

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