

4 Symons Way, Shipston-On-Stour, CV36 4FX

- NO CHAIN
- Three bedroom semi-detached house
- Open plan kitchen/diner
- Built by Cala Homes with high quality fittings
- Driveway and garage
- Viewing highly recommended
- Located on a small no-through road

3 2 1

£349,950

NO CHAIN. A very well presented three bedroom, two bathroom semi-detached house built by Cala Homes in 2018. Further benefits include a double tandem driveway, garage and landscaped gardens.

ACCOMMODATION

Entrance hall with Amtico flooring, under stairs storage cupboard and cloaks cupboard. Cloakroom with wc and wash hand basin, obscure window to front, chrome towel rail, Amtico flooring. Sitting room with window to front, Amtico flooring. Kitchen/diner with windows and double doors to rear, range of matching wall and base units with work surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with brushed metal extractor fan hood over, integrated oven, fridge freezer, dishwasher and washer dryer, Amtico flooring.

Landing with hatch leading to part boarded loft with light (no ladder), airing cupboard housing pressurised water tank. Main bedroom with window to rear. Dressing area with double wardrobe. En suite shower room with window to rear, double width shower cubicle, wc, wash hand basin, chrome heated towel rail. Double bedroom with window to front, wardrobes. Bedroom with window to front. Bathroom with bath, shower over, wc, wash hand basin unit, chrome heated towel rail, part tiled walls, Amtico flooring.

Outside to the front is a tarmacadamed tandem double driveway leading to garage with up and over door, internal power and light. Side gate to rear where there is a mix of paved pathways, patios, mainly laid to lawn, stone chipping beds, outside light, electric socket and tap.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of approximately £385 per annum. 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 and is understood to lie in Band C.

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

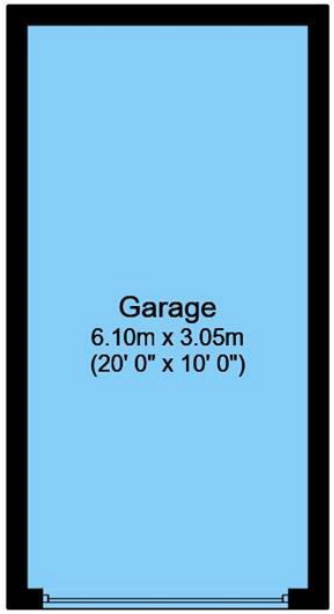
VIEWING: By Prior Appointment with the selling agent.





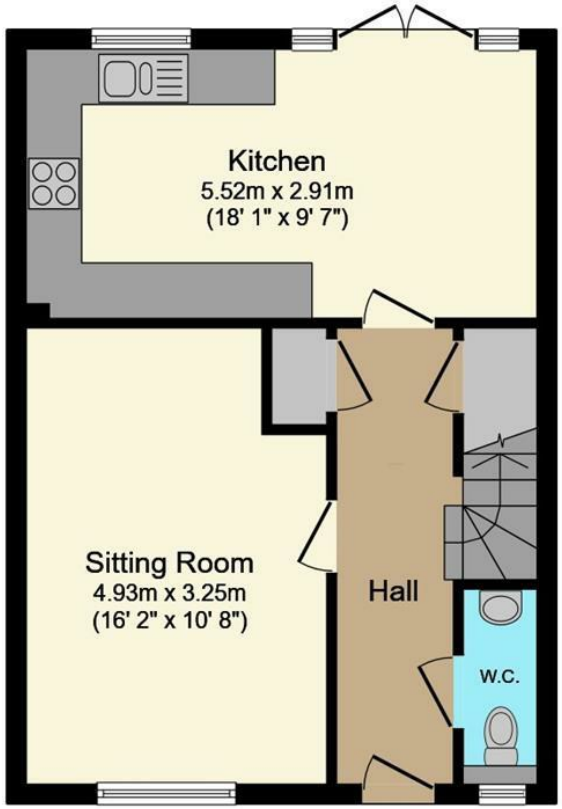


4 Symons Way, Shipston-on-Stour, CV36 4FX



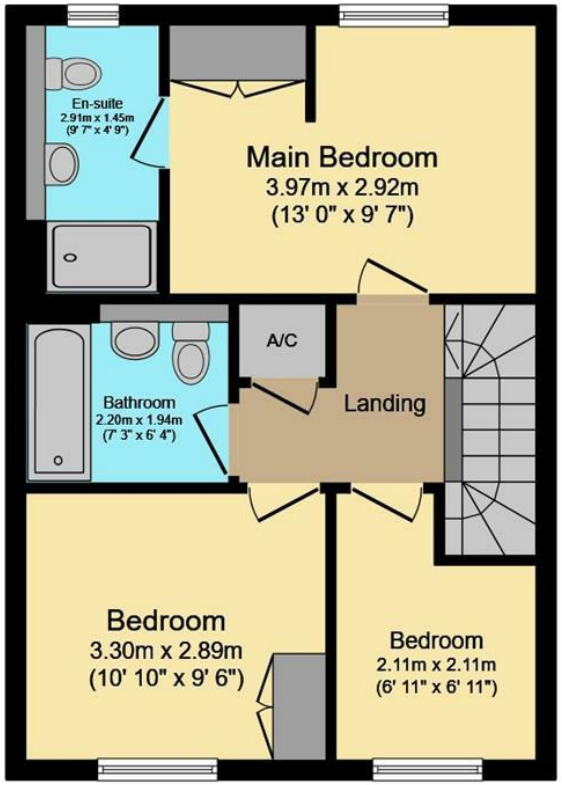
Garage

Floor area 18.6 sq.m. (200 sq.ft.)



Ground Floor

Floor area 43.8 sq.m. (472 sq.ft.)



First Floor

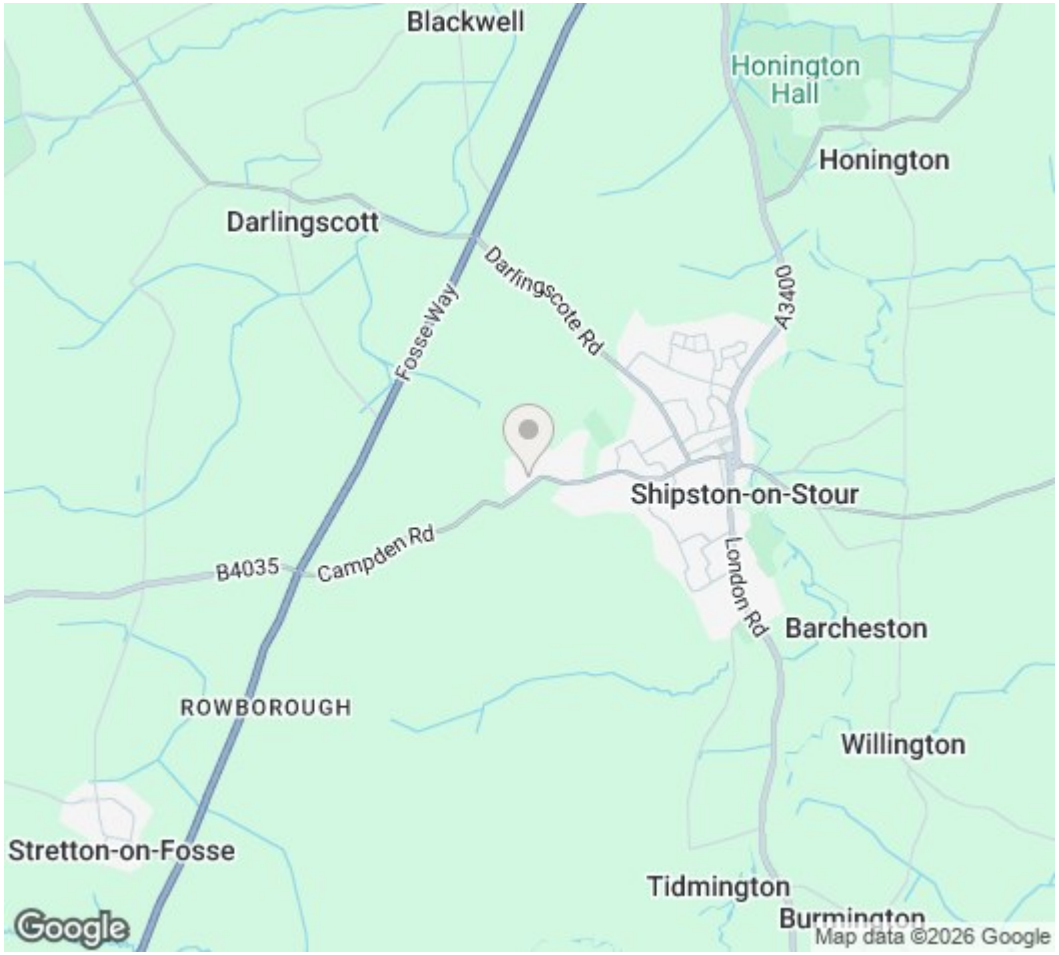
Floor area 43.8 sq.m. (472 sq.ft.)

Total floor area: 106.2 sq.m. (1,143 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke