

Peter Clarke



5 Old School House Stratford Road, Shipston-on-Stour, CV36 4AU

- Two Bedroom Property within a Converted School House
- Fitted Kitchen
- Sitting/Dining Room with Storage
- Bathroom to First Floor
- Two Allocated Parking Spaces
- NO ONWARD CHAIN



£230,000

A two bedroom property in a former Old School House. The school was built in 1874 and was converted to houses in 1983. The accommodation briefly comprises of a sitting/dining room and kitchen to the ground floor with two double bedrooms and a bathroom to the first floor. To the front of the property there is a lawned garden and two off road parking spaces.

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor and a door into the kitchen. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, integrated electric oven and gas hob with extractor above. A new wall mounted Worcester condensing boiler was installed in 2023 and serviced in November 2023. There is also a useful storage cupboard/pantry. The sitting room has shelving to one end and a desk and shelving to the other with an under stairs cupboard providing additional storage. To the first floor there are two double bedrooms with built in wardrobes and a bathroom. To the front of the property there is a path and a lawn with two allocated parking spaces. In addition there is a communal shed and washing line. Viewing is highly recommended to appreciate the accommodation on offer.

#### 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 C.

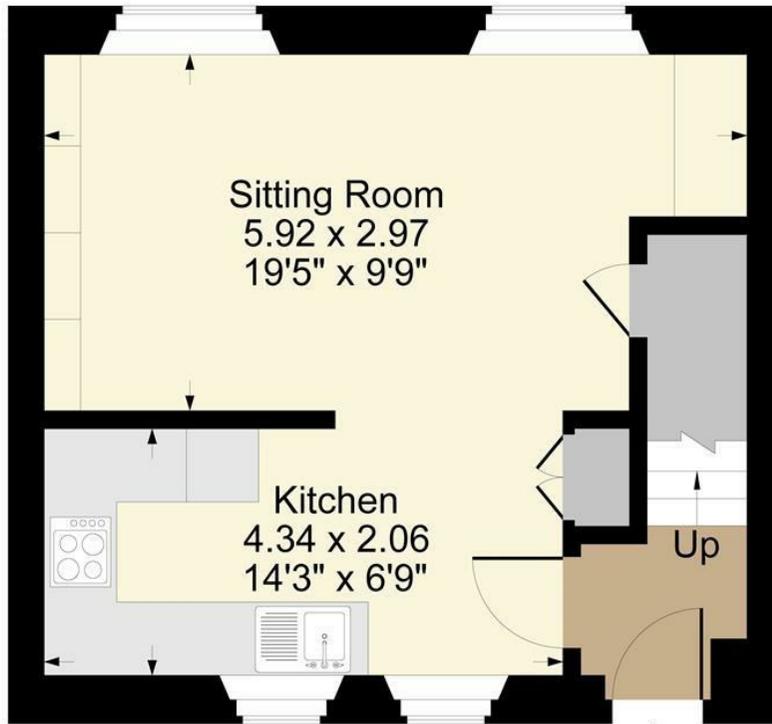
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

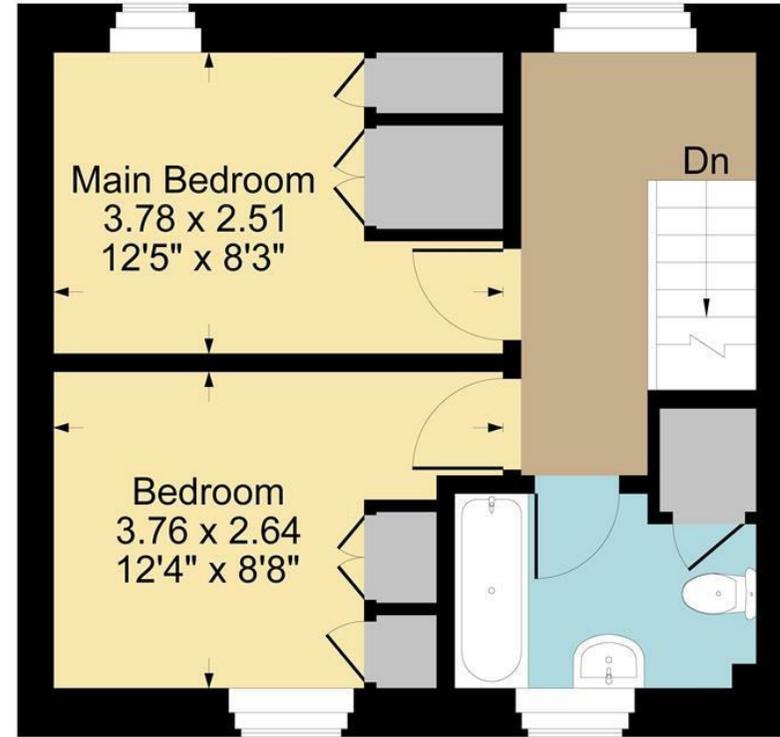
REGULATED BY RICS



5 Old School House, Shipston-on-Stour



Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 30.66 sq m / 330 sq ft  
First Floor = 30.66 sq m / 330 sq ft  
Total Area = 61.32 sq m / 660 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





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

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