

1 Bradley Drive, Shipston-On-Stour, CV36 4RP

- Three double bedrooms
- Spacious triple-aspect kitchen/dining room
- Sitting room with double doors to garden
- Landscaped walled rear garden
- Private tandem driveway
- Garage with converted rear section made into an office
- Solar panels installed. EV charging point included

3 2 1

£425,000

A beautifully presented three-bedroom home offering spacious and versatile accommodation, complemented by a landscaped, fully enclosed walled rear garden. The property benefits from a light and airy triple-aspect kitchen/dining room, separate utility area and sitting room with double doors opening onto the garden. Further highlights include three double bedrooms, principal bedroom with en-suite shower room, a useful home office created from the rear of the garage and a tandem driveway providing off-road parking for two vehicles.

GROUND FLOOR
Entrance hall with storage cupboards, cloakroom, sitting room with window to side and double doors to garden, triple aspect kitchen dining room with integrated double oven, fridge freezer and dishwasher, space for dining, tiled floor, opens into utility area with worktop, plumbing for washing machine and door to the driveway.

FIRST FLOOR
Landing with linen cupboard, main bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

OUTSIDE
Private tandem driveway leading to a partial garage with the rear part converted into a study, Walled landscaped rear garden with patio seating area and laid to lawn.

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 Nov 26) | Minimum Mobile Coverage: 76% O2 (Checked on Ofcom Nov 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E

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.







Shipston-on-stour



Ground Floor



First Floor

Total floor area: 101.9 sq.m. (1,097 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







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Peter Clarke

Winkworth