

Peter Clarke



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

Offers in excess of £250,000

An attractive and well presented property that was renovated and modernised to a high standard a few years ago. The ground floor comprises of an entrance hall and open plan kitchen/dining/living room. To the first floor there are two double bedrooms and a shower room. The property benefits from double glazing, gas central heating and allocated parking.



SHIPSTON ON STOUR is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

ACCOMMODATION

ENTRANCE HALL Having stone flooring and recessed cloak area.

KITCHEN Having a range of base, wall and drawer units with granite work surfaces and stainless steel sink. Integrated appliances to include electric oven, ceramic hob with extractor above and washing machine. Space for fridge/freezer. Solid oak flooring through to

LIVING/DINING ROOM Having stone mullion windows to the front elevation, oak flooring, under stairs storage cupboard and shelving recess to stairs.

FIRST FLOOR LANDING having access by ladder to roof space which is boarded and houses the gas fired combi boiler.

BEDROOM Having exposed timbers, stone mullion windows and built in wardrobe.

BEDROOM Having dormer window and stone mullion feature window. Built in wardrobe.

SHOWER ROOM Having a fully tiled walk in shower, wash hand basin and wc.

OUTSIDE There is a communal car park to the rear with two allocated parking spaces.

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. Gas fired 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

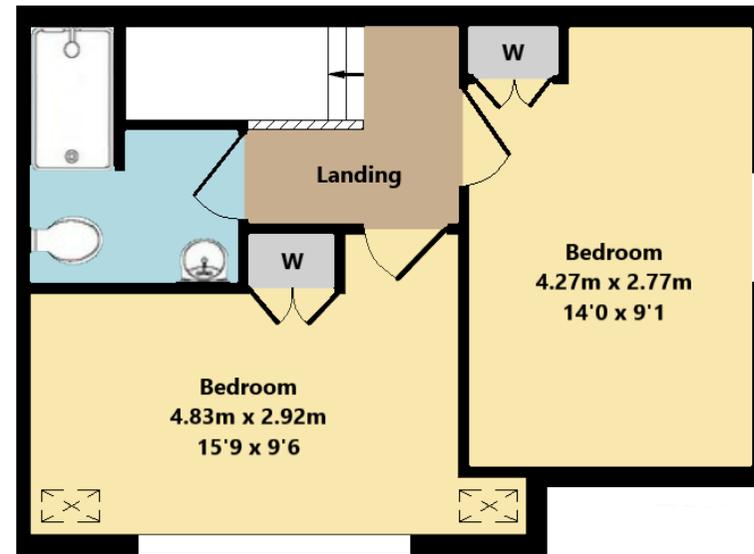
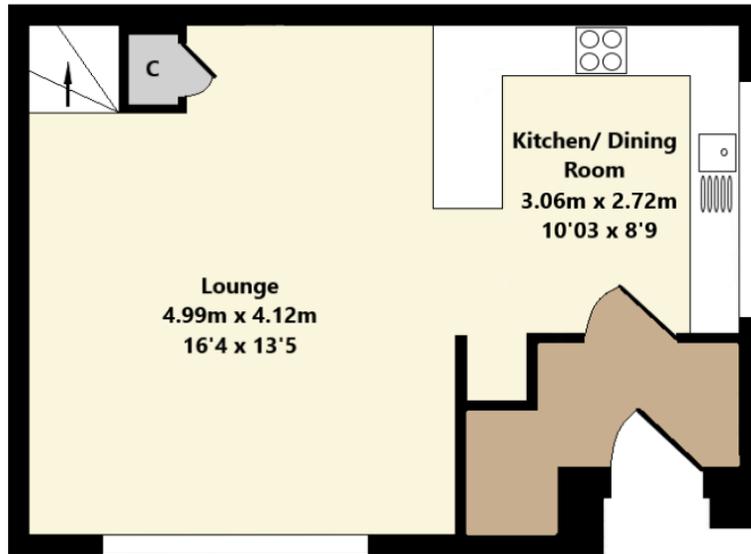
RATING: C. A full copy of the EPC is available at the office if required.

DIRECTIONS: From the centre of Shipston on Stour, take the A3400 towards Stratford upon Avon. The old School House can be found on the left hand side just before the left hand turn into Watery Lane.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices serving South Warwickshire & North Cotswolds