

Peter Clarke

IN ASSOCIATION WITH Winkworth



25 Elm Road, Shipston-on-Stour, CV36 4FA

- NO CHAIN
- Two bedroom house
- Tandem double driveway
- Ideal first time buy, downsize or rental property
- Landscaped garden with shed
- Viewing highly recommended



£250,000

**NO CHAIN.** A well presented two bedroom house on a quiet back road to the South of Shipston town centre. Further benefits include sitting room, kitchen/dining room, landscaped garden and tandem double parking.

#### ACCOMMODATION

Entrance hall. Cloakroom. Sitting room with window to front, feature panelling, understairs storage cupboard, wood effect flooring. Kitchen/dining room with window and door to rear. Range of matching wall and base units with worktop over, incorporating stainless steel sink with drainer and four ring gas hob with extractor fan hood over. Integrated oven, space for appliances, tiled flooring.

Landing with loft hatch. Bedroom with window to front, fitted double wardrobe, over stairs airing cupboard housing immersion water tank. Bedroom with window to rear. Bathroom with obscured window to rear, bath with shower over, pedestal wash hand basin, wc, part tiled walls, tile effect flooring.

Outside to front stone chipping beds. To rear is a two tiered garden with mix of paved patio, stone chipping pathway, planted beds, timber shed, outside light, tap, gate to rear pathway leading to the tandem double driveway.

#### 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, water, electric and drainage 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.

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

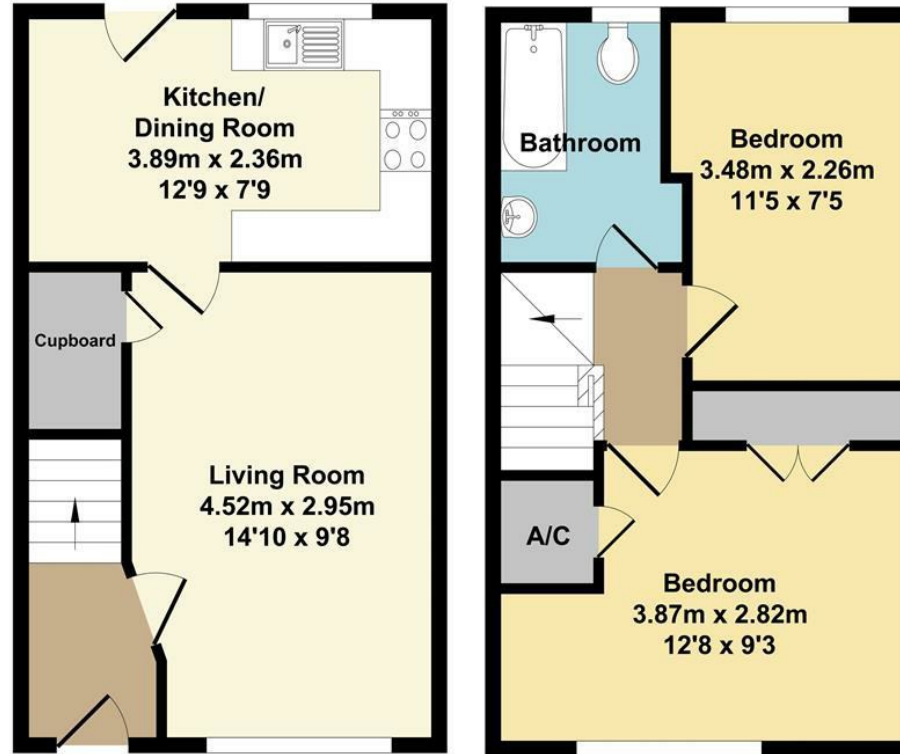
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



Elm Road, Shipston On Stour  
Total Approx. Floor Area 54.58 Sq.M. (587 Sq.Ft.)

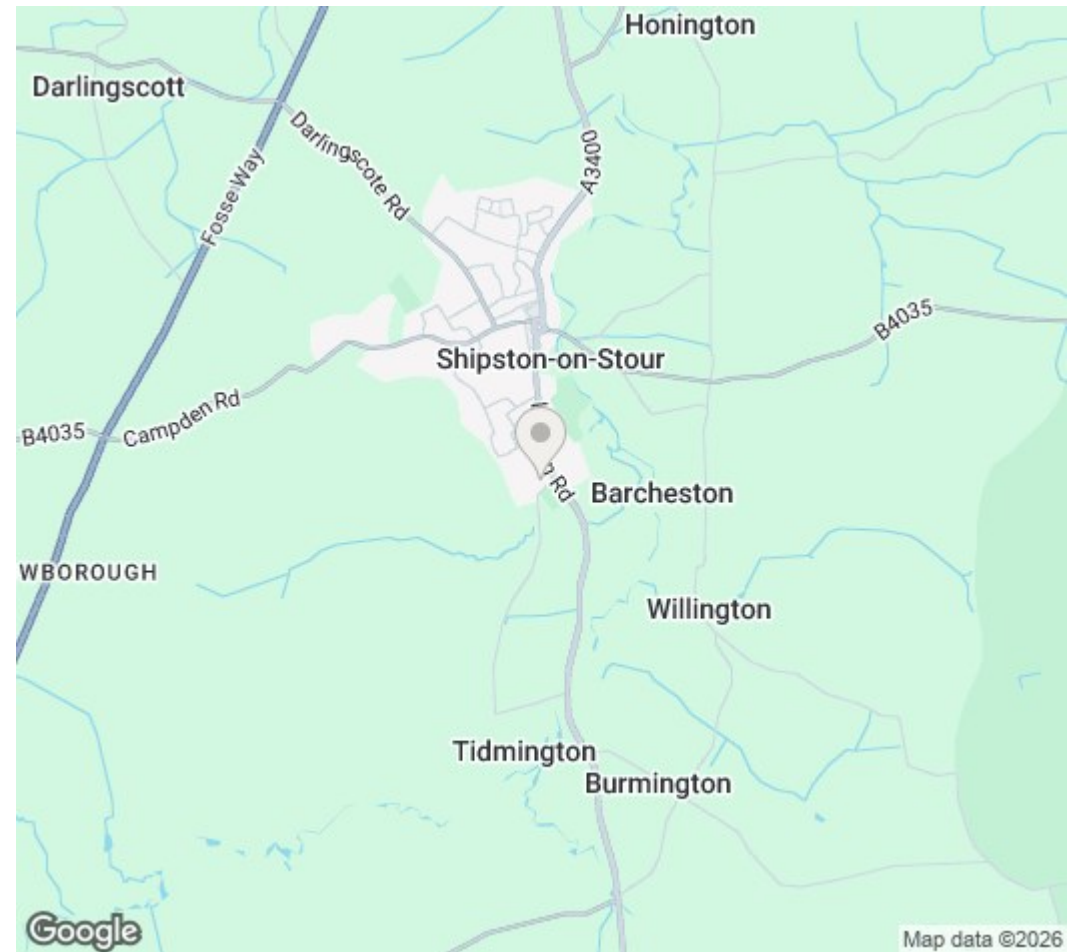
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 27.29 Sq.M.  
(294 Sq.Ft.)



First Floor  
Approx. Floor  
Area 27.29 Sq.M.  
(294 Sq.Ft.)



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