

Peter Clarke



15 Parsons Close, Shipston-on-Stour, CV36 4JS

- NO CHAIN
- Extended four bedroom detached house
- Driveway, store and gardens
- Popular residential area
- Viewing highly recommended



£475,000

NO CHAIN. Tucked away at the end of a popular cul de sac is this four bedroom detached house with driveway and garden. Further benefits include three receptions rooms, a generous kitchen and utility room.

#### ACCOMMODATION

Entrance porch, entrance hall, sitting room with bay window to front, double doors to dining room, door to kitchen, feature fireplace, wood effect flooring. Kitchen with window and door to rear, door to dining room and rear hall. Kitchen area with range of matching wall and base units with worktop over, incorporating one and a half bowl stainless steel sink with drainer. Space for electric cooker and slimline dishwasher. Integrated fridge freezer, pantry cupboard, tiled floor. Dining room with double doors to conservatory, wood effect flooring. Conservatory with double doors to garden, tiled flooring. Rear hall, cloakroom with opaque window to side, wash hand basin with low level cupboards, wc, tiled floor. Utility room converted from the garage with opaque window to side, worktop with spaces for washing machine and tumble drier below, base unit. Wall cupboard housing gas boiler, tiled floor.

Landing loft hatch with ladder leading to a boarded loft with internal light. Airing cupboard housing immersion water tank and slatted shelving. Double cupboard with shelving. Bedroom with window to front, triple fitted wardrobe with sliding doors. Bedroom with window to front, over stairs cupboard with internal rail. Bedroom with window to rear, fitted wardrobe with sliding doors, cupboard with internal shelving. Bedroom with window to rear, two sets of wardrobes with sliding doors. Bathroom with opaque window to rear, bath, separate shower cubicle, wash hand basin unit, wc, tiled walls and floors.

Outside to front is a brick paved driveway with plenty of parking. Store with up and over door and internal power. Gate to side, pathway leads to rear where there is mix of paved pathways, patios, laid to lawn, stone chipping walkways, outside light and tap. Timber shed.

#### 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.

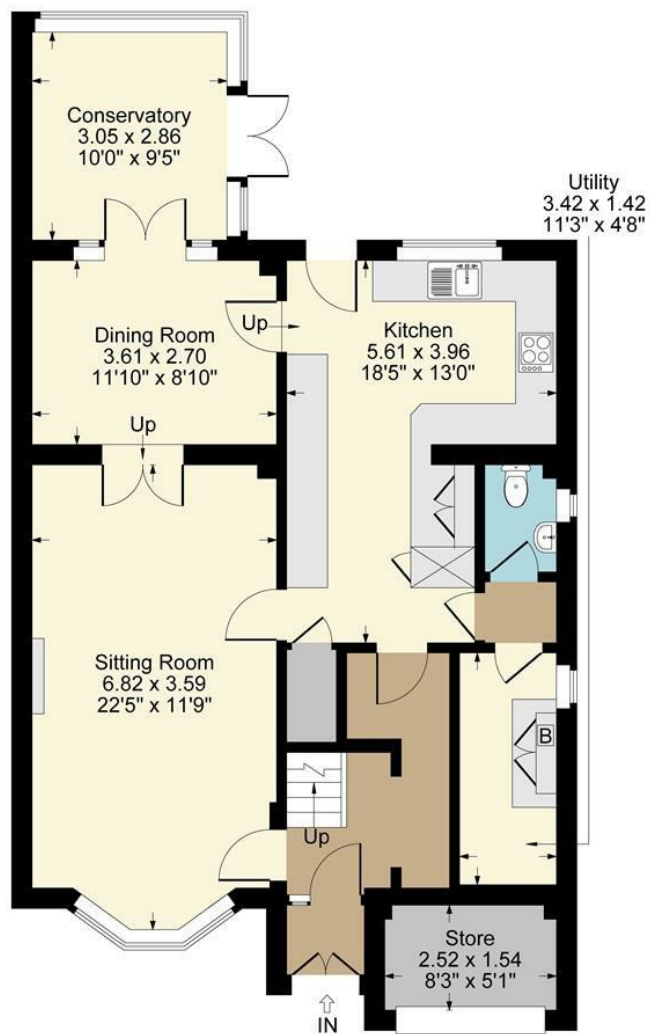
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

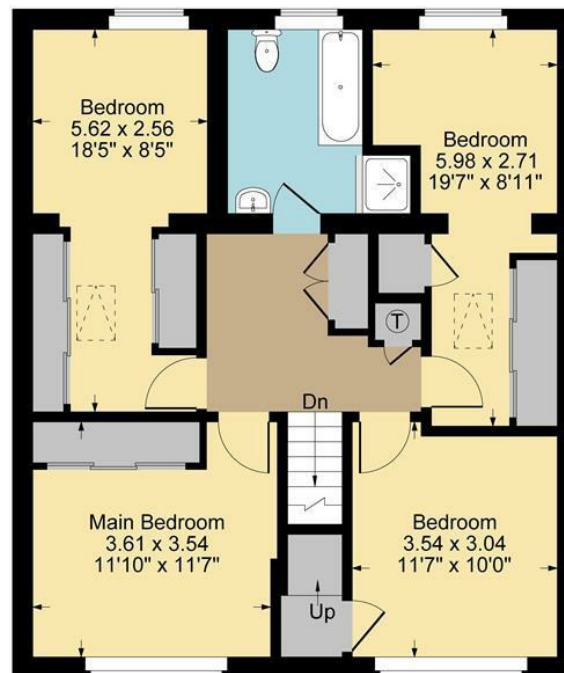
**VIEWING:** By Prior Appointment with the selling agent.



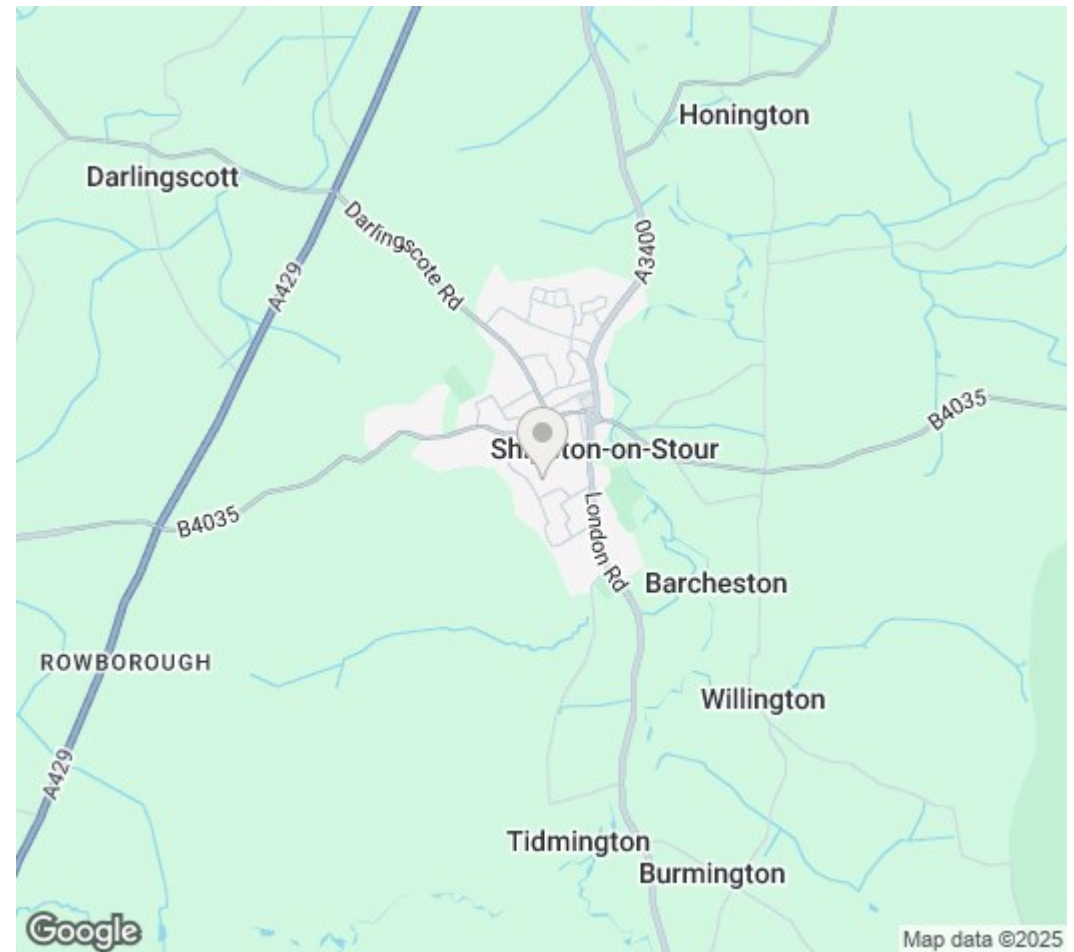


Ground Floor

Approximate Gross Internal Area  
Ground Floor = 87.78 sq m / 945 sq ft  
First Floor = 70.91 sq m / 763 sq ft  
Total Area = 158.69 sq m / 1708 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



First Floor



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.

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