



Peter Clarke

49 Hanson Avenue, Shipston-on-Stour, Warwickshire, CV36 4HS

- Detached Three/four Bedrooms
- Two Shower Rooms
- Modern Kitchen/Diner
- Sitting Room
- Utility Room
- Private Garden
- Cul-de-Sac Location
- Driveway With Ample Parking
- Flexible Accommodation



Offers Over £425,000

A well presented versatile three/four bedroomed property with the flexibility of a fourth downstairs room which is currently being used as a study. The property is tucked away in a cul de sac in a popular area of Shipston on Stour. The accommodation briefly comprises of entrance hall, sitting room, kitchen/diner, downstairs bedroom/study, utility and shower room to the ground floor. To the first floor there are three bedrooms, two being double and shower room. Outside there is off road parking and a rear garden with useful storage. Viewing is highly recommended.

ACCOMMODATION

The front door opens to the porch which leads into the hall way through to the sitting room which has a bay window and fitted storage/shelving. The bright modern kitchen/breakfast room includes an integrated fridge/freezer, dishwasher, electric oven and five ring convection hob with extractor over and ceramic sink and drainer. There are a range of wall and base units offering pull out storage and deep draws along with feature floor level lighting. A door leads through to the utility area which has space for a washer/dryer and storage cupboards. There is a door leading to the fitted shower room with wash hand basin and WC. The downstairs bedroom/study/snug has fitted bookshelves and a bay window. From the utility room the back door leads to a side area which has a shed and useful bin store. To the first floor there are three bedrooms the main with fitted wardrobes, a shower room with WC and wash hand basin and airing cupboard. From the kitchen double doors open on to a good sized decked area with ample room for seating and entertaining. There is also a useful storage unit with lighting and power and a lawn with shed and extra seating area. To the front of the property the driveway offers ample off road parking.

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 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 Agents.

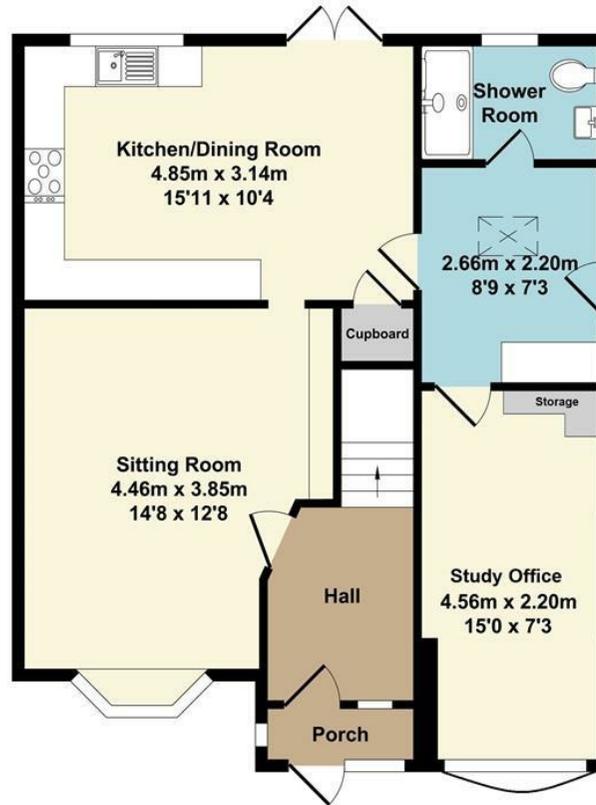
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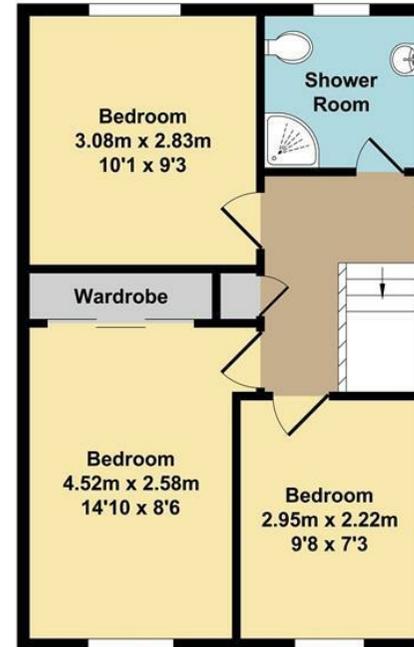
Hanson Avenue

Total Approx. Floor Area 97.55 Sq.M. (1050 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.

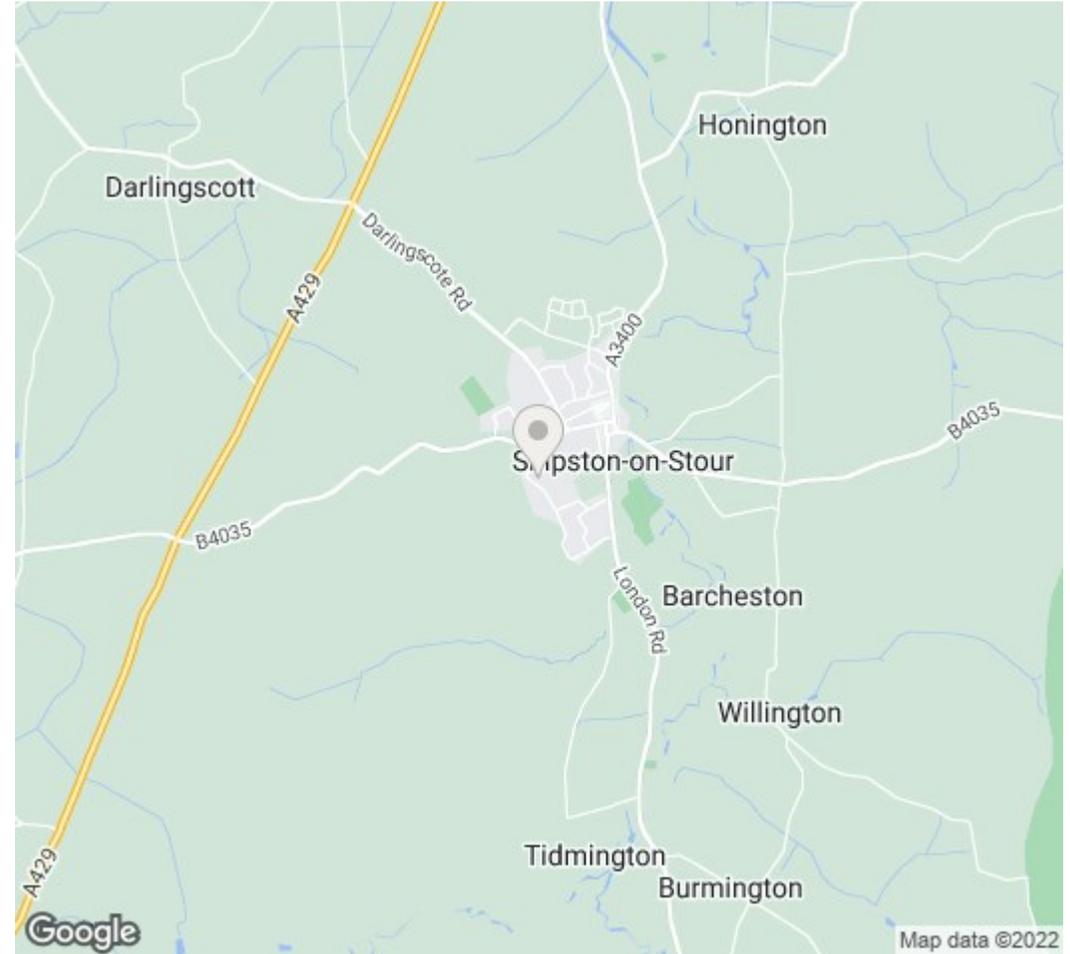


Ground Floor
Approx. Floor
Area 60.21 Sq.M.
(648 Sq.Ft.)



First Floor
Approx. Floor
Area 37.34 Sq.M.
(402 Sq.Ft.)





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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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