

Peter Clarke



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

- Character Property Close to the Town Centre
- Renovated to a High Standard
- Two Double Bedrooms & Shower Room to First Floor
- Open Plan Living to Ground Floor
- Small Front Garden & Two Allocated Parking Spaces
- NO ONWARD CHAIN



£250,000

An attractive and well presented property that has been renovated and modernised to a high standard. 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, a pretty front garden and allocated parking. NO ONWARD CHAIN

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor and a door leading into the kitchen which has a range of base, wall and drawer units with work surfaces over. There is an integrated electric oven and gas hob with extractor above, space and plumbing for a washing machine and fridge/freezer. The kitchen opens into the sitting/dining room which has a feature fireplace with electric fire and useful under stairs storage cupboard. To the first floor there are two double bedrooms, one of which has built in wardrobes and a shower room with walk in shower, wc and wash hand basin set into a vanity unit. To the front of the property there is a small garden and 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. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

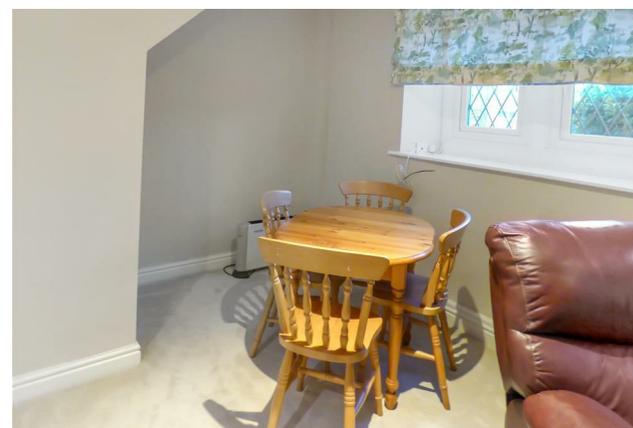
**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

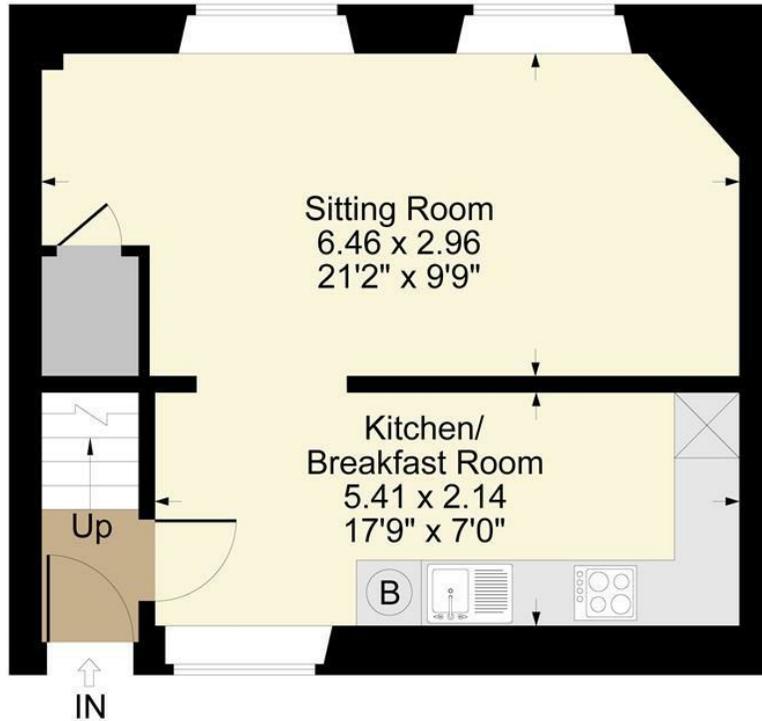
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

REGULATED BY RICS



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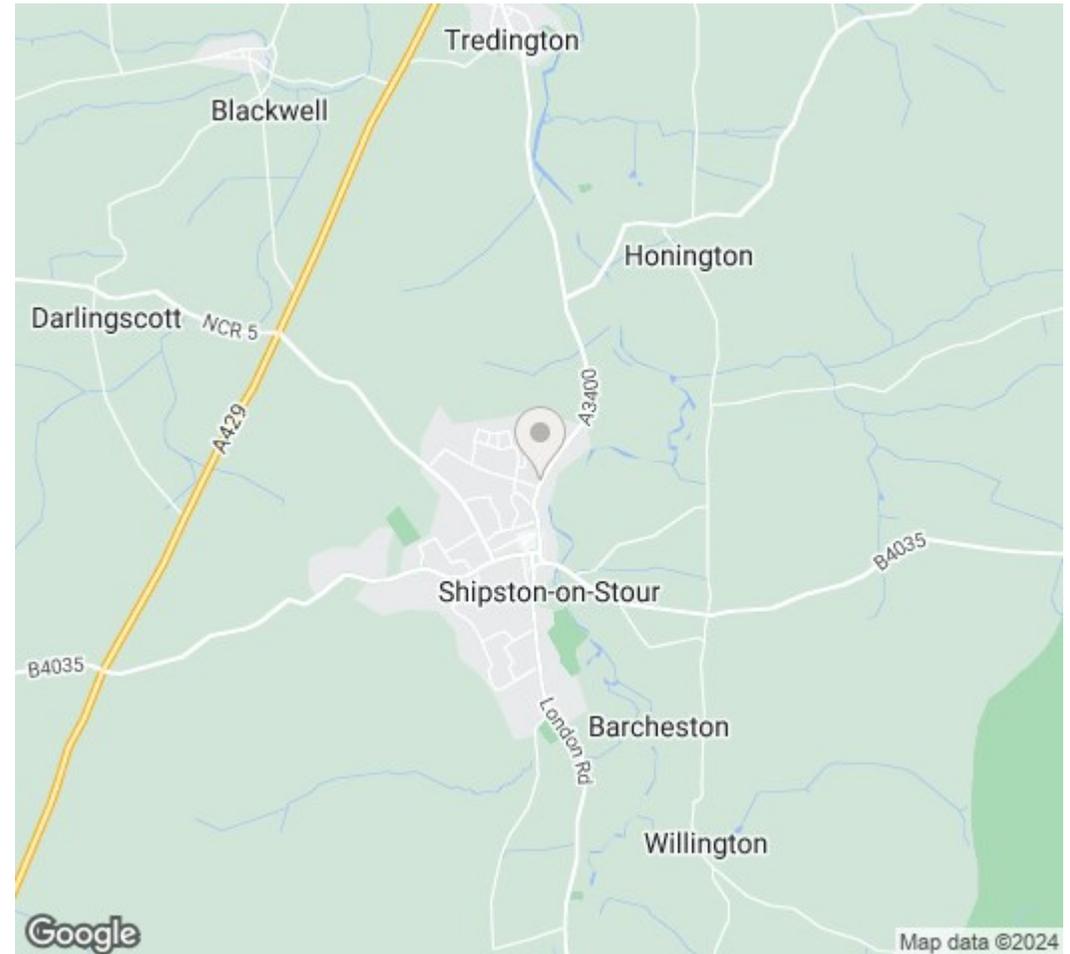
Ground Floor

First Floor

Approximate Gross Internal Area  
Ground Floor = 34.05 sq m / 367 sq ft  
First Floor = 33.91 sq m / 365 sq ft  
Total Area = 67.96 sq m / 732 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.





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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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