

Peter Clarke



34 Greenfields Close, Shipston-On-Stour, Warwickshire, CV36 4HA

- Detached Extended Bungalow
- Three Double Bedrooms
- Two Bathrooms
- Sitting Room with Fireplace & Bay Window
- Kitchen/Dining Room
- Garage & Driveways for Off Road Parking
- Front & Rear Gardens
- Sought After Residential Area



£450,000

An extended three bedroom bungalow in a sought after residential area of Shipston on Stour. The accommodation briefly comprises of entrance hall, sitting room, kitchen/dining room, study, three bedrooms, bathroom and shower room. To the front of the property there are two driveways for off road parking and a garage. A gate at the side leads to the rear garden which has a patio area ,lawn and established borders.

ACCOMMODATION

The entrance hall has a storage cupboard and leads through to an inner hallway which has an additional storage cupboard and airing cupboard. The sitting room has a bay window and feature brick fireplace. The kitchen has a range of base,wall and drawer units with work surfaces over, integrated double oven, gas hob with extractor above, built in fridge/freezer and a step leads down to the dining area which is also used as an additional sitting room. Patio doors lead out to the rear garden. There are two double bedrooms and a bathroom leading off the inner hall and from the entrance hall there is a door through to the study which leads to shower room and then down to the bedroom which also has patio doors to the rear garden. To the front of the property there are two driveways and one leads to the garage which has an up and over door and internal door to the house. A gate at the side leads round to the rear garden which has established borders, patio area and lawn.

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 E

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

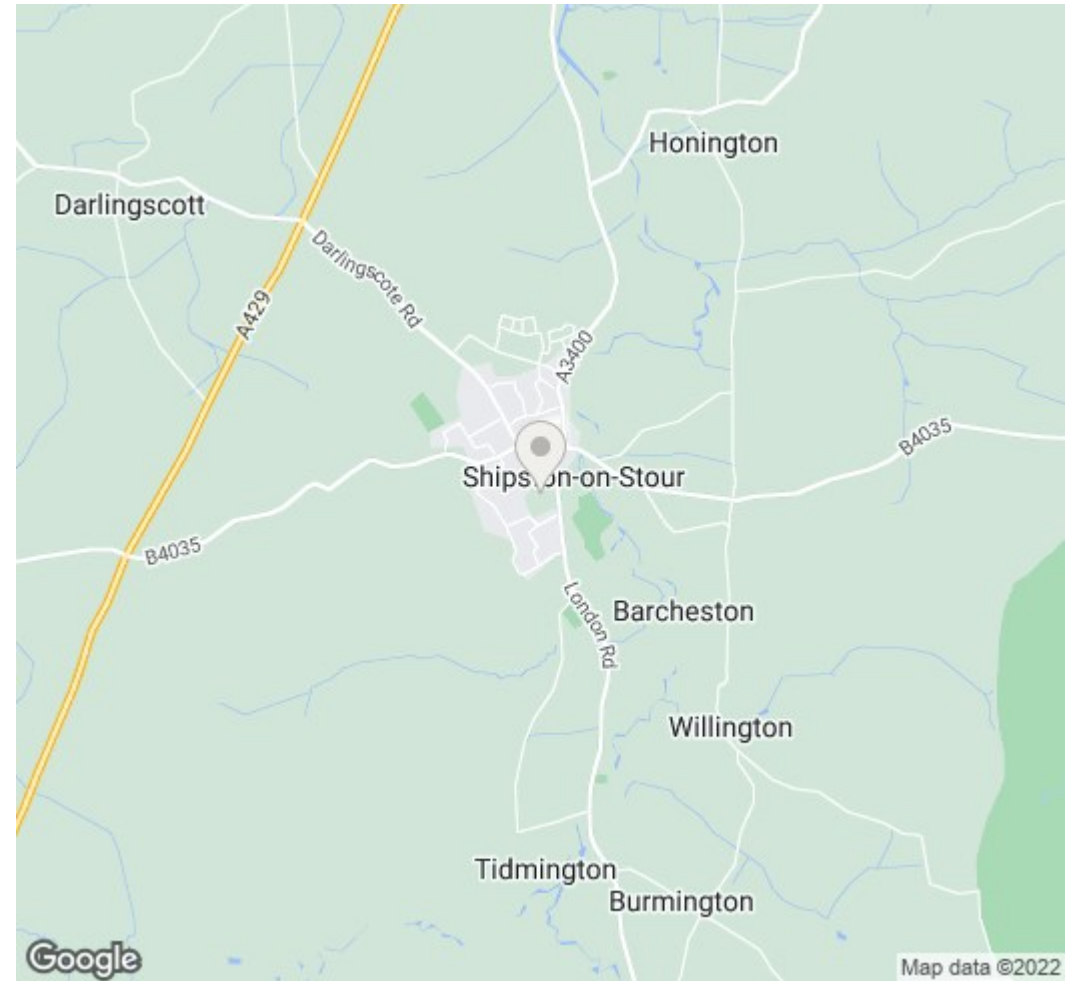


Greenfields Close, Shipston On Stour, CV36 4HA

Total Approx. Floor Area 153.70 Sq.M. (1654 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

