

Peter Clarke



31 River Way, Shipston-on-Stour, Warwickshire, CV36 4RD

- Terraced House
- Two Double Bedrooms
- Bathroom
- Fitted Kitchen
- Lounge/Dining Area
- Small Courtyard Terrace
- Allocated Parking Space
- Ideal for First Time Buyers or a Buy to Let Investment
- Close to Town Centre



£200,000

A well presented two bedroom terraced house close to the town centre which would be ideal for first time buyers or a buy to let investment. The accommodation briefly comprises of lounge/dining area and kitchen to the ground floor and two bedrooms and bathroom to the first floor. Externally there is an allocated parking space to the front of the property with a small patio area.

ACCOMMODATION

The sitting/dining room has an under stairs storage cupboard and stairs leading to the first floor. Leading through to the kitchen which has a range of base, wall and drawer units with work surfaces over. Space and plumbing for appliances. To the first floor there is a double bedroom to the front elevation with built in wardrobes, a double bedroom to the rear elevation with a built in cupboard and a bathroom. To the front of the property there is a small courtyard patio with storage cupboard and an off road parking space. This property is ideal for first time buyers or a buy to let investment.

GENERAL INFORMATION

TENURE The property is understood to be leasehold 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.

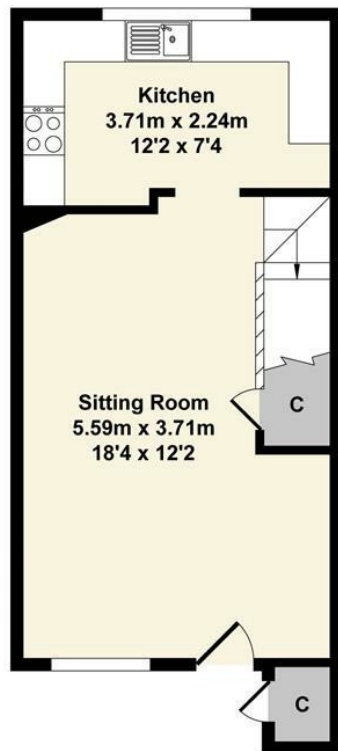
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

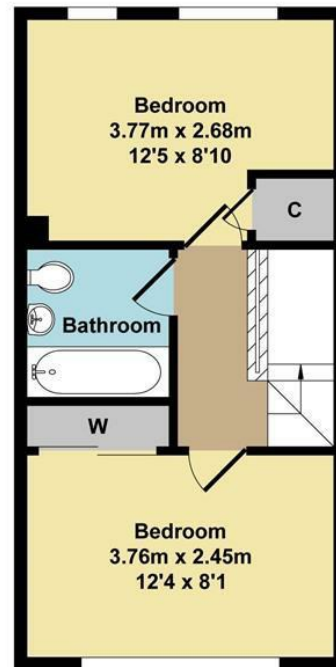


River Way, Shipston-On-Stour, CV36 4RD
Total Approx. Floor Area 57.90 Sq.M. (623 Sq.Ft.)

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.

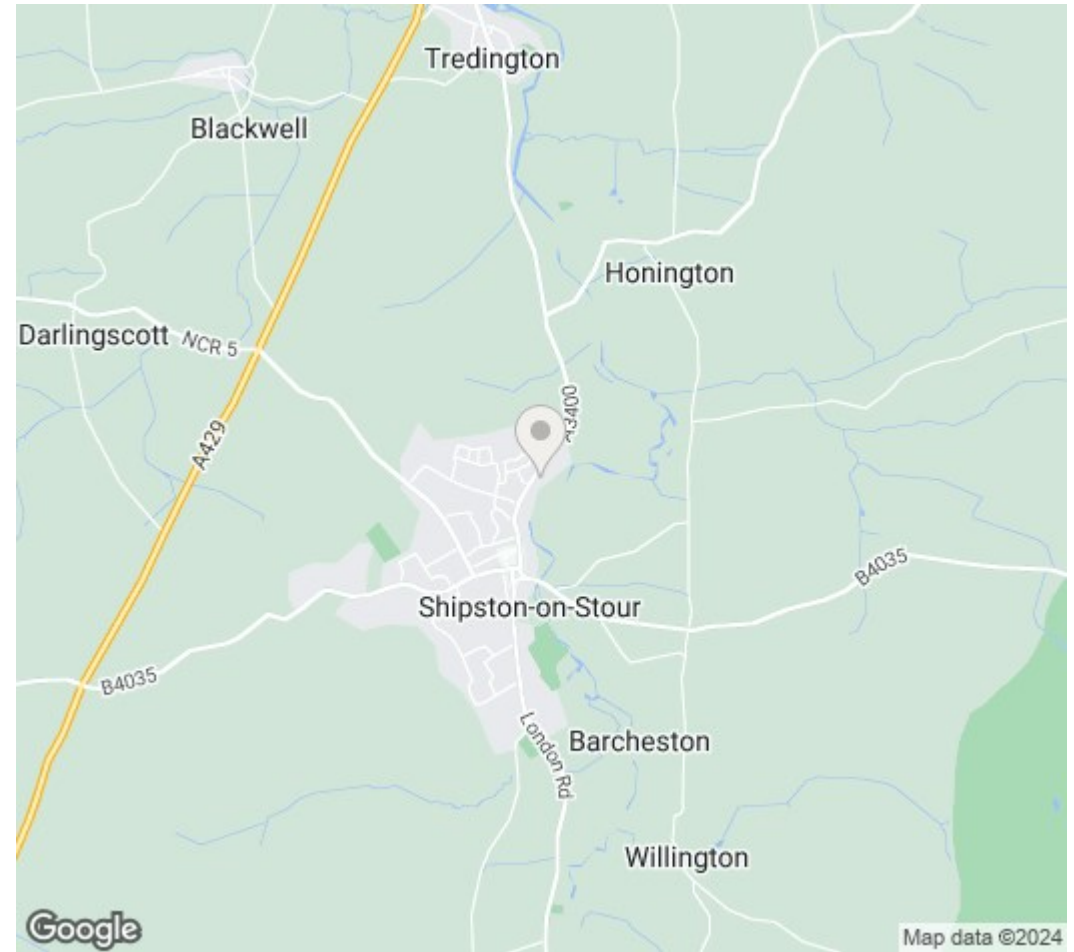


Ground Floor
Approx. Floor Area
29.30 Sq.M.
(315 Sq.Ft.)



First Floor
Approx. Floor Area
28.60 Sq.M.
(308 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.

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

