

Peter Clarke



7 Bailey Road, Shipston-on-Stour, CV36 4RW

- Former Crest Nicholson Show Home Built in 2021
- High Quality Fittings & NHBC Warranty
- Dual Aspect Sitting Room with Bay Window
- Fitted Kitchen/Dining Room with Double Doors to Rear Garden
- Three Double Bedrooms, One Having En-Suite Shower Room
- Landscaped Rear Garden with Walled Boundary & Entertainment Area
- Garage with Two Additional Off Road Parking Spaces
- Benefit of not being Overlooked



£425,000

A beautifully presented three bedroom former show home built by Crest Nicholson in 2021. The property benefits from having high quality fittings throughout, a landscaped, south facing rear garden with access to the garage. alarm and zoned thermostat heating controls to each floor. There is the remainder of a ten year NHBC warranty, Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The front door opens into a good sized entrance hall with storage cupboard, cloakroom and stairs leading to the first floor. The kitchen/dining room has a range of white gloss base, wall and drawer units with quartz work surfaces over and a stainless steel inset sink . Bosch integrated appliances to include dishwasher, washing machine, fridge/freezer, electric oven and gas hob with extractor above. The sitting room is dual aspect with a feature bay window. To the first floor there are three double bedrooms and a bathroom, the main bedroom having an en-suite shower room. Two of the bedrooms have built in wardrobes. The south facing low maintenance rear garden has been landscaped having a patio area, lawn, raised beds with roses, hydrangea, robinia and flamingo trees to name just a few of the plants. To the rear of the garage is a raised entertainment area with porcelain tiled base. The garage can be accessed from the garden and has power, light and an up and over door with two parking spaces to the front.

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. There is an annual service charge levied for the upkeep of communal areas of £337 pa

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: B. A full copy of the EPC is available at the office if required.

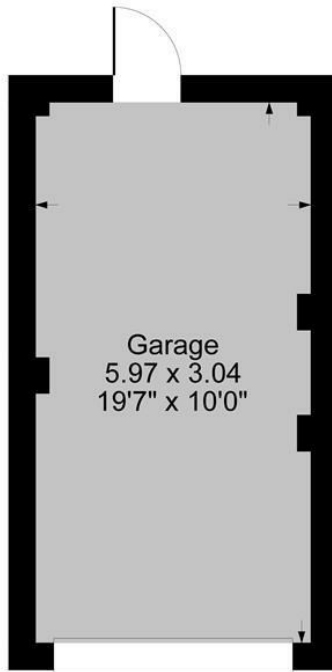
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

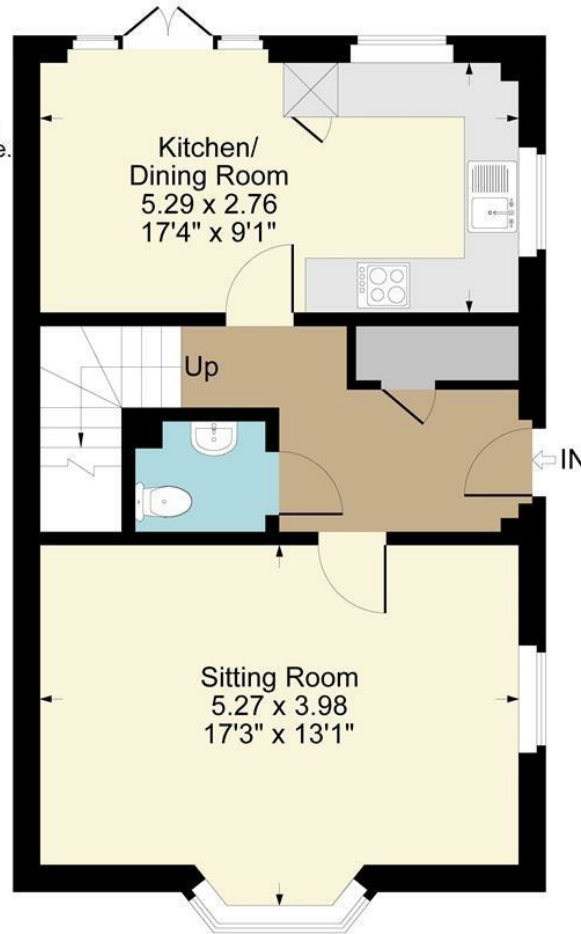


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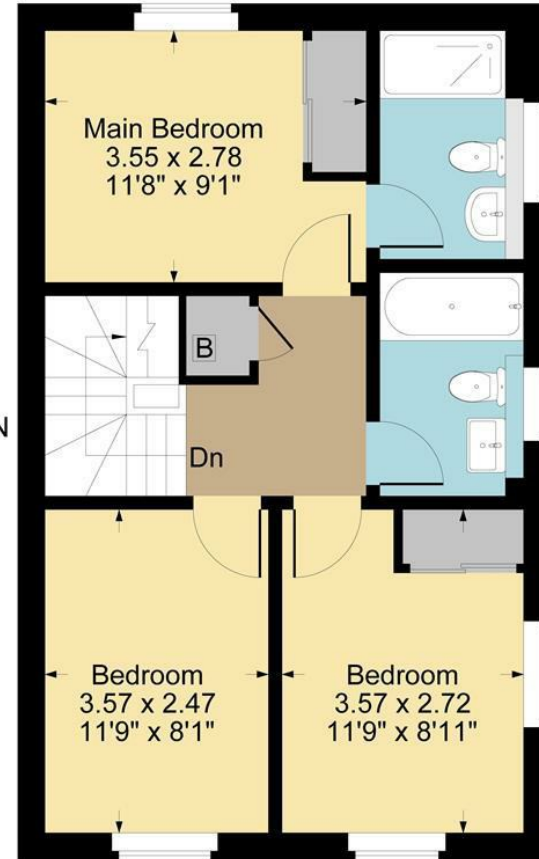
Approximate Gross Internal Area
Ground Floor = 47.55 sq m / 512 sq ft
First Floor = 46.86 sq m / 504 sq ft
Garage = 18.14 sq m / 195 sq ft
Total Area = 112.55 sq m / 1211 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage

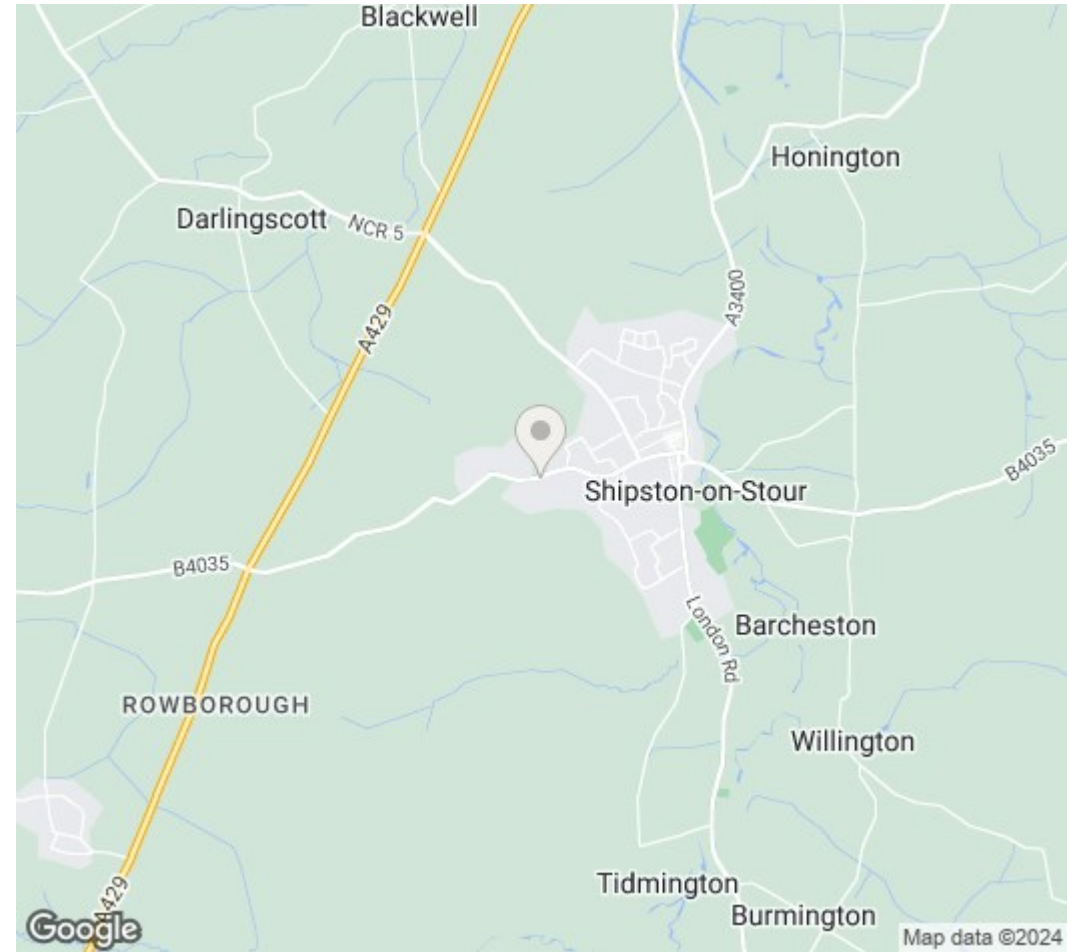
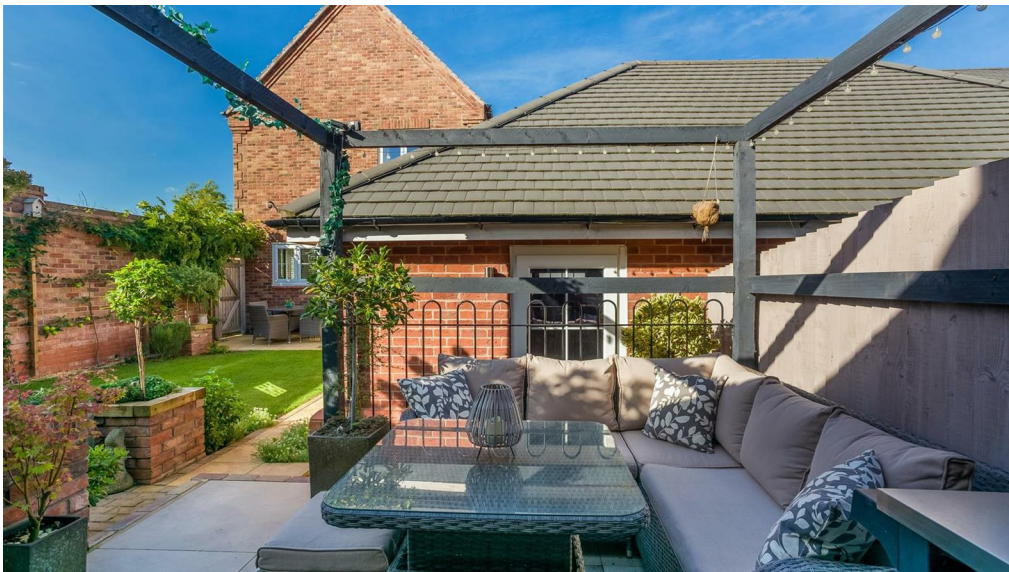


Ground Floor



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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