

Peter Clarke



2 Costard Avenue, Shipston-on-Stour, CV36 4HW

- Four Bedroom Detached Property on a Popular Estate Close to the Town Centre
- Sitting room with Feature Beams & Fireplace with Gas Fire
- Family Room with Doors Leading to the Rear Garden
- Fitted Kitchen/Breakfast Room
- Useful Utility/Store Room to the Rear of the Garage
- Bathroom to First Floor & Ground Floor Cloakroom
- Garage & Driveway Providing Off Road Parking



£450,000

A spacious four bedroom detached property close to the town centre in Shipston on Stour benefitting from updated kitchen, bathroom and cloak room. The accommodation briefly comprises of entrance hall, sitting room, family room, kitchen/dining room, utility/store room and cloakroom to the ground floor. To the first floor there are four bedrooms and a bathroom. To the front of the property there is a driveway providing off road parking, garage with up and over door. A side gate leads to the rear garden which has a patio area, lawn with wall and hedge boundary. There is potential to extend the property subject to planning permission.

ACCOMMODATION

ENTRANCE HALL having cloakroom and stairs to first floor with under stairs storage cupboard. SITTING ROOM having feature beams and brick fireplace with gas fire and door leading to the FAMILY ROOM which has patio doors into the rear garden. KITCHEN/BREAKFAST ROOM having a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, space and space for appliances.. UTILITY ROOM/STORE ROOM - Having space and plumbing for appliances and door leading to the rear garden. . FIRST FLOOR LANDING - storage cupboard and access to loft space. FOUR BEDROOMS. BATHROOM having bath with shower over, wc and wash hand basin.. OUTSIDE - to the front of the property there is a driveway providing off road parking, a garage with up and over door and integral door to utility/store room, . A gate leads to the rear of the property which has a patio area, lawn and wall and fenced boundary.

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. The property also benefits from fully owned solar panels.

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

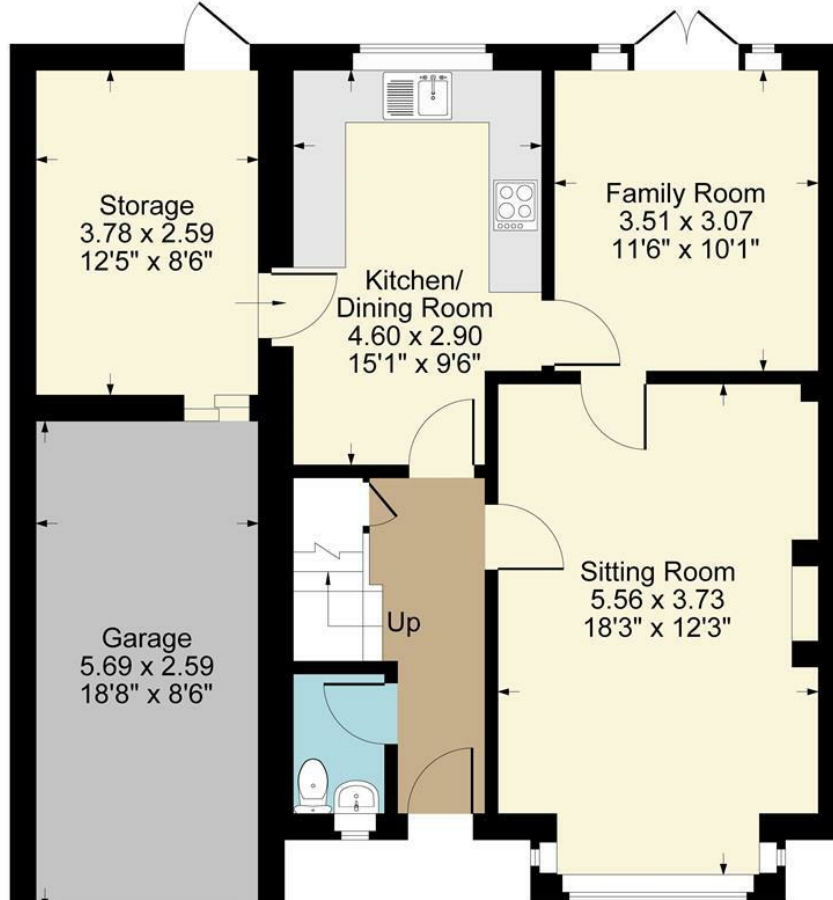
VIEWING: By Prior Appointment with the Selling Agents.

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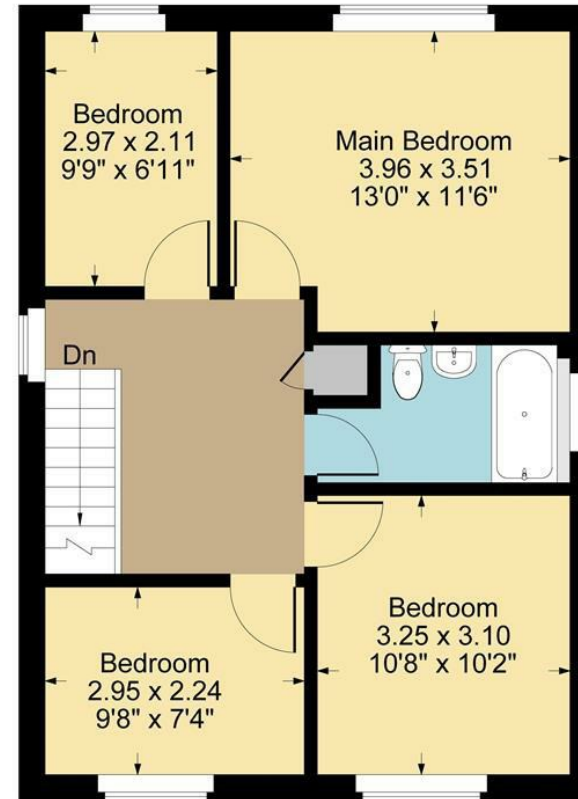


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Approximate Gross Internal Area
Ground Floor = 66.04 sq m / 711 sq ft
First Floor = 53.01 sq m / 571 sq ft
Garage = 14.73 sq m / 159 sq ft
Total Area = 133.78 sq m / 1441 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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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