

Peter Clarke



9 Horsefair, Shipston-on-Stour, CV36 4PD



- Mid Terrace Two Bedroom Retirement Bungalow
- Fitted Kitchen
- Sitting/Dining Room & Conservatory
- Two Double Bedrooms
- Walk In Shower
- Garden to Rear
- Garage & Allocated Parking Space
- NO ONWARD CHAIN



£260,000

A well presented two bedroom bungalow situated within a retirement development close to the town centre. The accommodation briefly comprises of entrance hall, sitting room, conservatory, kitchen, two bedrooms and a shower room. Externally there is a rear garden, garage and off road parking space. NO ONWARD CHAIN

#### ACCOMMODATION

ENTRANCE HALL having large storage cupboard with shelving. Airing cupboard with shelving and hot water tank. Access to roof space. SITTING ROOM having sliding patio doors into CONSERVATORY which is of glazed construction and having double doors leading to the rear garden. KITCHEN having a range of base, wall and drawer units with work surfaces over. Stainless steel sink and drainer. Space and plumbing for washing machine, space for cooker and fridge/freezer. Wall mounted Worcester gas boiler. BEDROOM ONE having built in wardrobes. BEDROOM TWO. BATHROOM having walk in shower, wc and wash hand basin. OUTSIDE To the front of the property there is a small fore garden and to the rear there is a lawned garden with established borders and patio area. There is also a garage and use of a parking space although this not a specific allocated space.

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

VIEWING: By Prior Appointment with the Selling Agents.

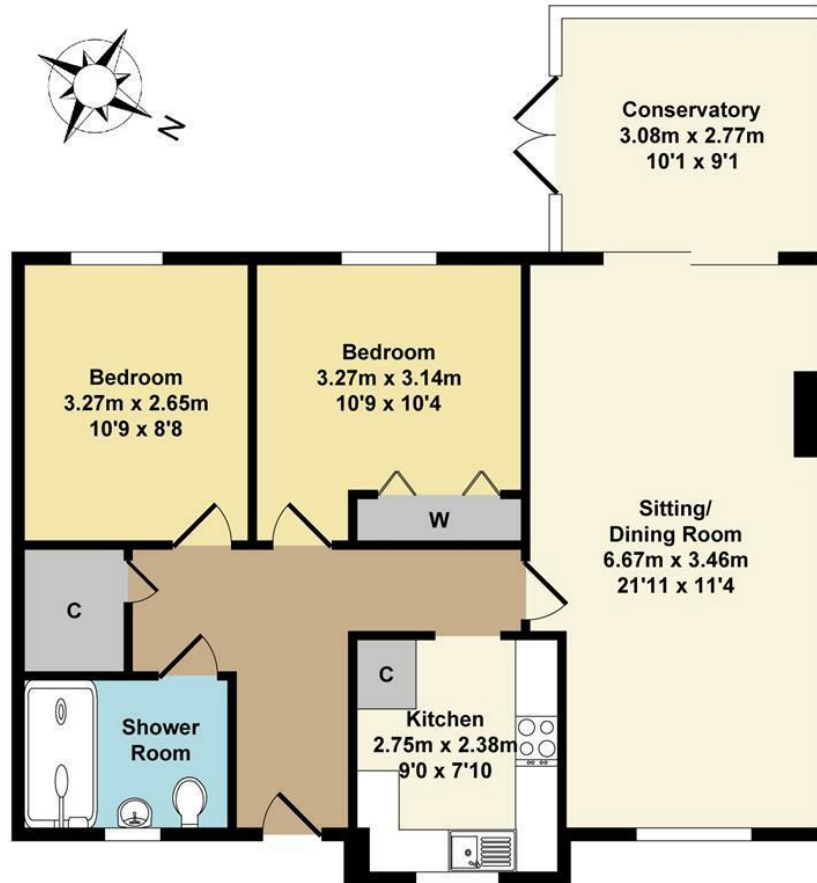
REGULATED BY RICS



# Horsefair, Shipston on Stour, CV36 4PD

## Total Approx. Floor Area 73.30 Sq.M. (789 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

