

Peter Clarke



20 Sadlers Avenue, Shipston-on-Stour, CV36 4DN

- Semi-Detached Extended Three/Four Bedroom Property
- Ground Floor Bedroom with Shower Room
- Good Sized Fitted Kitchen/Dining Room
- Sitting Room with Feature Fireplace & Gas Fire
- Modern Bathroom to First Floor
- Gardens to Front & Side
- Off Road Parking



£340,000

An well presented, extended three/four bedroom semi-detached property in Shipston on Stour offering versatile and spacious accommodation. SHIPSTON ON STOUR is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

ACCOMMODATION

The entrance hall has stairs leading to the first floor. The family room/bedroom has a shower room so this would be ideal for a teenager/family member. The sitting room has a feature fireplace with gas fire and under stairs storage cupboard.. The extended kitchen/dining room has a range of base, wall and drawer units with work surfaces over, a Range style cooker, integrated dishwasher and space for washing machine and fridge/freezer. A door leads out to the side access. To the first floor there are three good sized double bedrooms and a modern bathroom. There is garden to the front and side with a driveway and shed to the other side. Viewing is highly recommended to appreciate the accommodation on offer.

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 C.

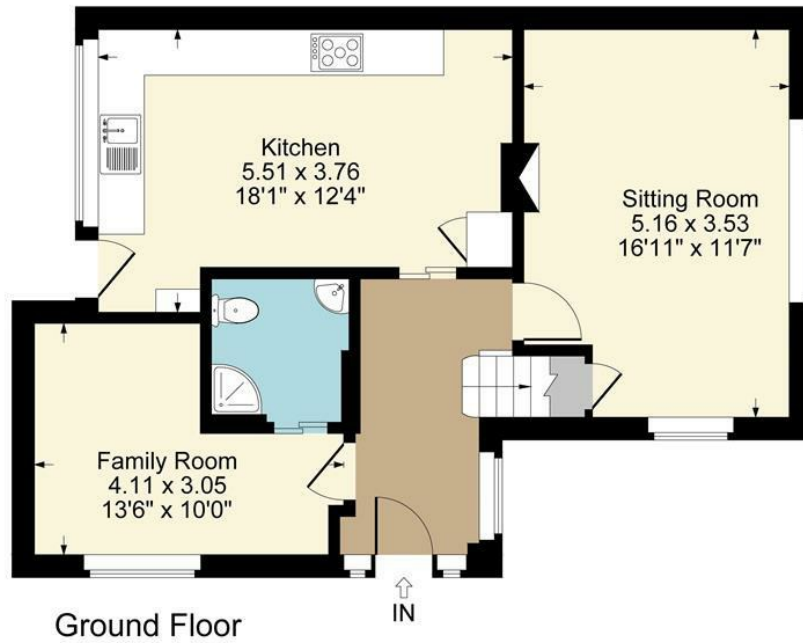
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

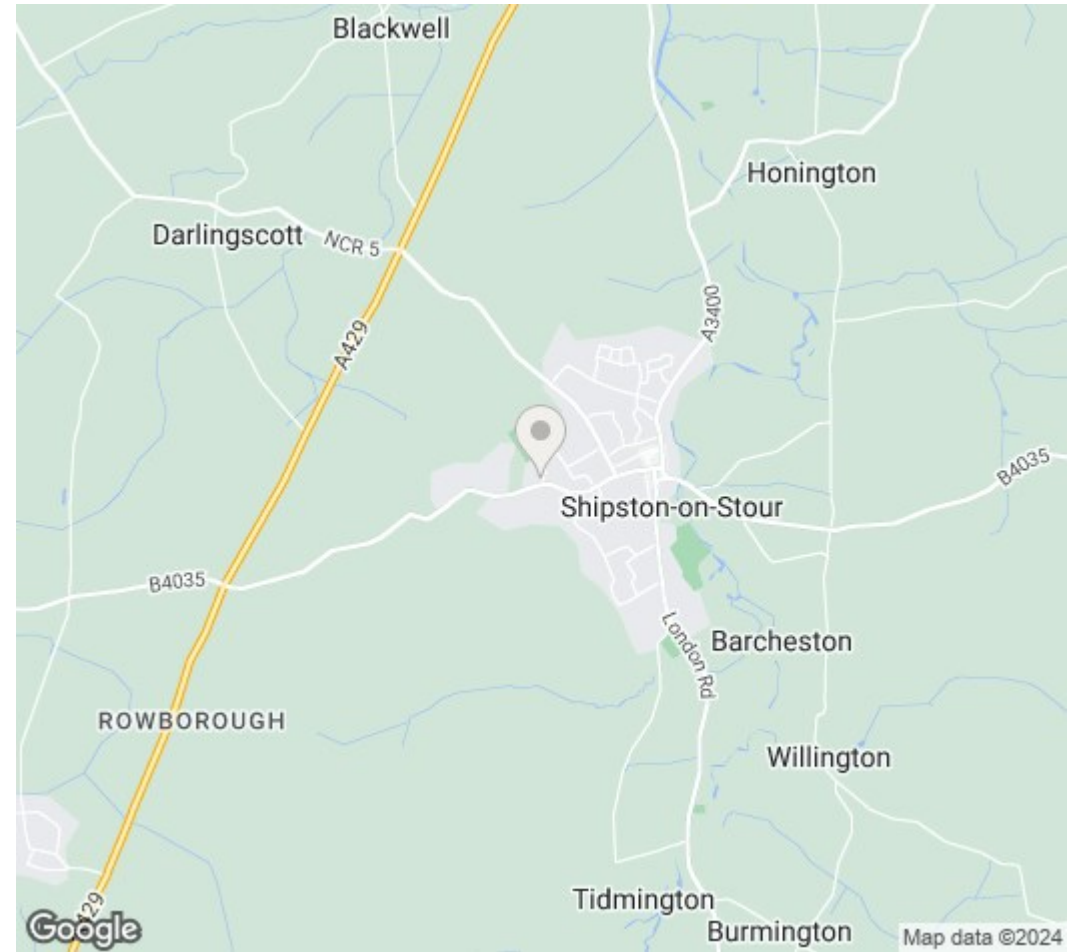


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Approximate Gross Internal Area
Ground Floor = 59.27 sq m / 638 sq ft
First Floor = 51.65 sq m / 556 sq ft
Total Area = 110.92 sq m / 1194sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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

