

Peter Clarke



14 Hanson Avenue, Shipston-on-Stour, CV36 4HL

- Four Bedroom Detached Property in a Sought After Residential Area of Shipston on Stour
- Sitting Room & Dining Room
- Fitted Kitchen & Utility Room
- First Floor Bathroom & Ground Floor Cloakroom
- Garage & Driveway
- Private Rear Garden



£435,000

A spacious four bedroom detached property close to the town centre in Shipston on Stour. The accommodation briefly comprises of entrance hall, sitting room, fitted kitchen, dining room, utility 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 and a garage with up and over door. A side gate leads to the rear garden which has a patio area, and lawn with fenced boundary.

ACCOMMODATION

The entrance hall has stairs leading to the first floor, under stairs storage cupboard. The sitting room has a feature electric fire and door leading through to the dining room which has sliding patio doors to the rear garden and a door through to the kitchen. The kitchen has a range of base, wall and drawer units with work surfaces over, integrated electric double oven, gas hob with extractor above, dishwasher and space for fridge/freezer. A door goes through to the utility room which has useful storage cupboards, space and plumbing for washing machine and tumble dryer. Doors lead into the integral garage and to the rear garden. 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 and a gate leading to the rear garden which has a patio, lawn 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.

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 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

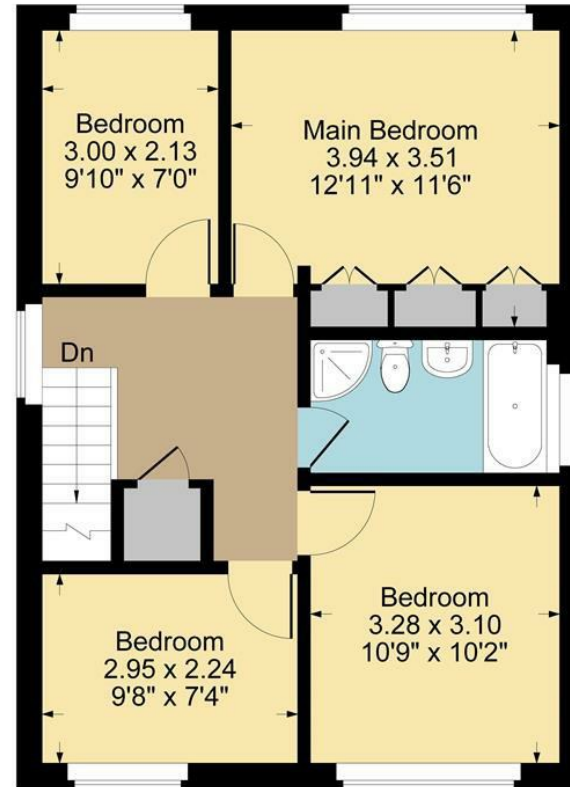


14 Hanson Avenue, Shipston-on-Stour



Garage

Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 63.59 sq m / 685 sq ft
 First Floor = 53.01 sq m / 571 sq ft
 Garage = 17.60 sq m / 189 sq ft
 Total Area = 134.20 sq m / 1445 sq 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

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