



Peter Clarke

98 Hanson Avenue, Shipston-on-Stour, CV36 4HS

- Extended Four Bedroom Detached Property
- Superb Kitchen/Dining/Family Room with Doors to Garden
- Sitting Room with Feature Fireplace & Shelving
- Utility Room & Cloakroom with Plumbing for Addition of Shower
- Good Sized Rear Garden with Vegetable Plot
- Ample Off Road Parking & Useful Partial Garage/Storage



£500,000

A well presented four bedroom detached property in an established residential area of Shipston on Stour on a good sized corner plot. The property has been tastefully extended to create an open plan kitchen/dining/family room which looks out over the rear garden. The property also benefits from the addition of solar panels, ample off road parking and has been well maintained by the current owners.

ACCOMMODATION

The entrance hall has stairs leading to the first floor and an under stairs storage cupboard. A door leads through to the sitting room which has a bay window, feature fireplace with gas fire and is surrounded with wall shelving. The kitchen/dining/family room has two sets of double doors leading out to the rear garden. There is a range of high quality base, wall and drawer units with quartz work surfaces. Integrated appliances include a double oven, induction hob with extractor above, dishwasher and American style fridge/freezer. The utility room has storage and space and plumbing for washing machine and tumble dryer. A cloakroom completes the ground floor accommodation. To the first floor there are four bedrooms and a bathroom. To the front of the property there is ample off road parking and a useful partial garage for storage. The rear garden has a patio, raised decking area, lawn and a separate area with raised vegetable beds.

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 D.

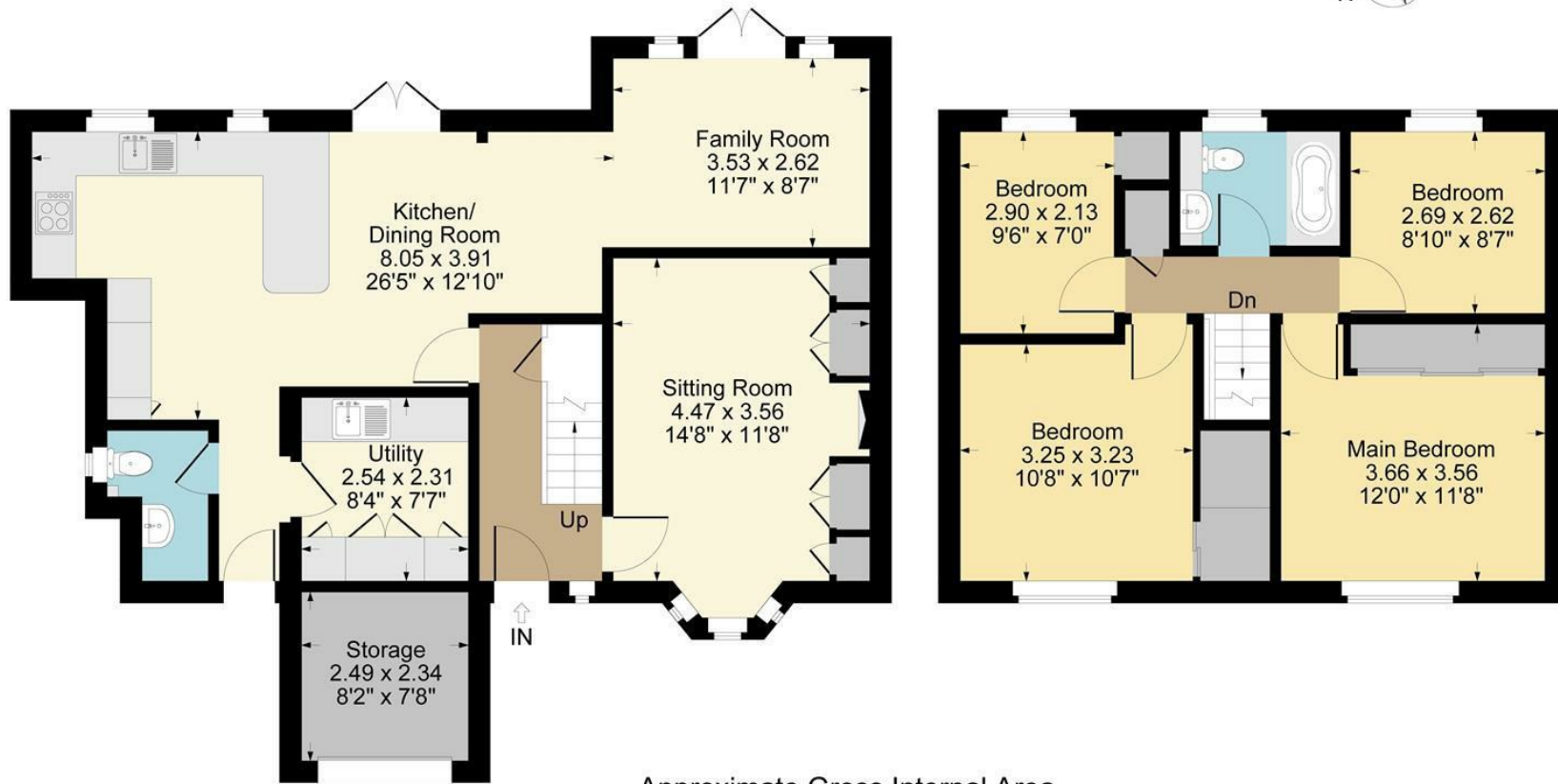
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



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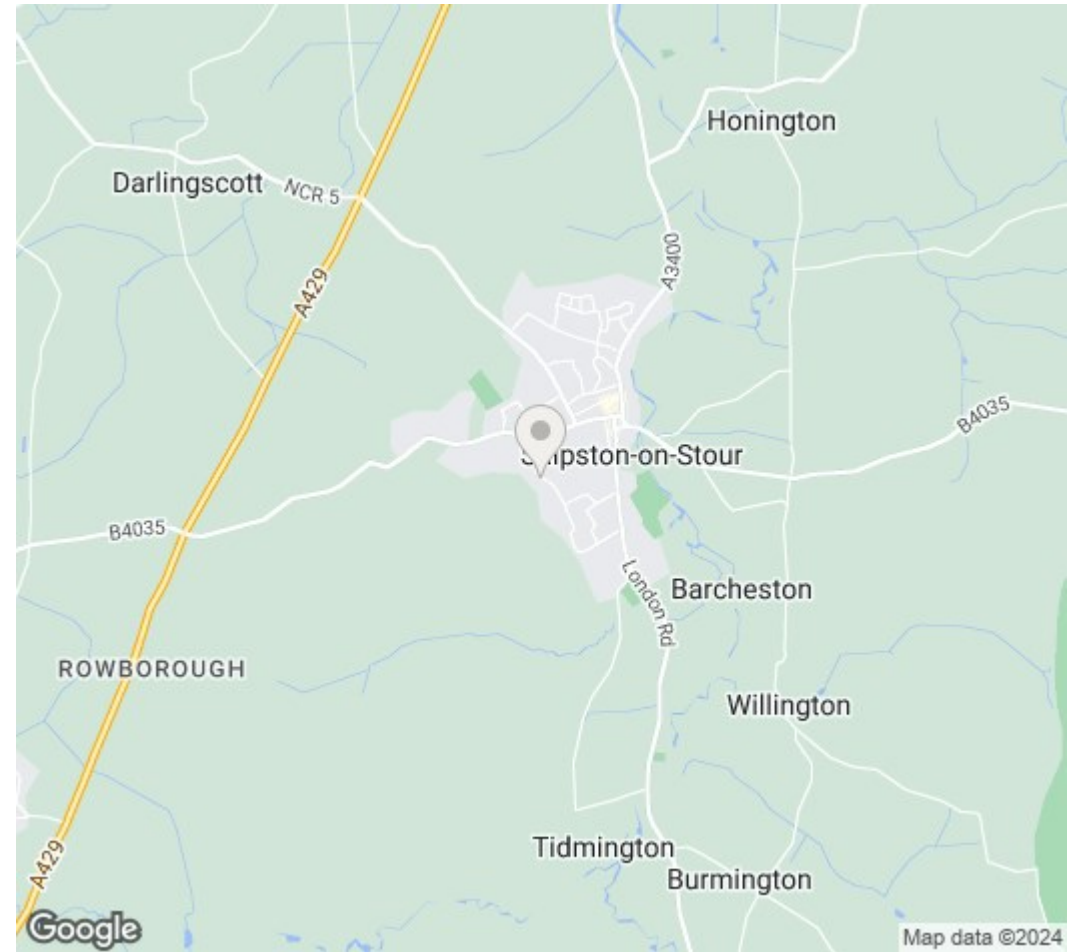
Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 77.24 sq m / 831 sq ft
First Floor = 50.42 sq m / 543 sq ft
Total Area = 127.66 sq m / 1374 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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