

Peter Clarke



25 Elm Road, Shipston-on-Stour, CV36 4FA



- Sought After Town Location
- Two Double Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Private Rear Garden
- Two Allocated Parking Spaces
- Close To Town Centre



Offers Over £250,000

A well presented two bedroom property situated in a sought after location in Shipston on Stour. There are two double bedrooms, a sitting room, kitchen diner and bathroom. Externally there is a south facing garden with rear access, two allocated parking spaces. 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

ENTRANCE PORCH having stairs leading to first floor. SITTING ROOM having feature panelled wall and under stairs storage cupboard. KITCHEN/DINING ROOM with door to rear garden. A range of base wall and drawer units with work surfaces over. Stainless steel sink and drainer. Integrated electric oven with gas hob and extractor over. Space and plumbing for appliances. FIRST FLOOR LANDING giving access to roof space. TWO DOUBLE BEDROOMS - one having built in wardrobes. BATHROOM with a white suite comprising of a bath with shower over and glass screen, w/c and wash hand basin. OUTSIDE to the rear of the property there is a patio area and lawn with fenced boundary and a hard standing area to rear with shed. A pedestrian gate to rear. There are two allocated parking spaces.

#### 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.

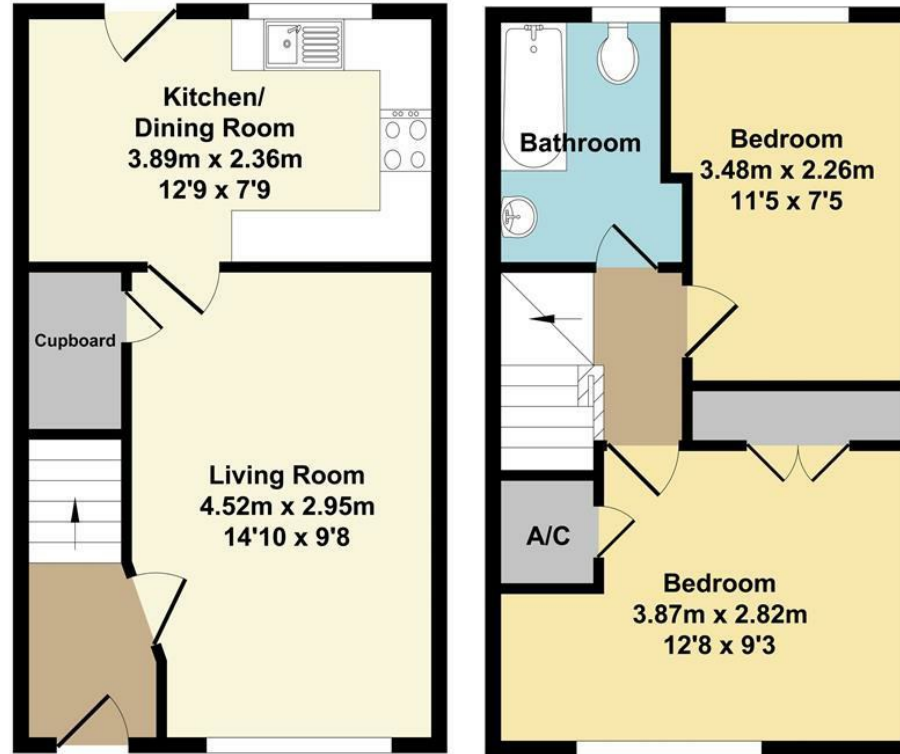
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Elm Road, Shipston On Stour  
Total Approx. Floor Area 54.58 Sq.M. (587 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 27.29 Sq.M.  
(294 Sq.Ft.)



First Floor  
Approx. Floor  
Area 27.29 Sq.M.  
(294 Sq.Ft.)







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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