

Peter Clarke



24 Stratford Road, Shipston-on-Stour, CV36 4AU

- Semi Detached Property in the Centre of Shipston on Stour
- Dual Aspect Sitting Room, Family Room & Conservatory
- Kitchen/Dining Room, Store Room & WC
- Three Bedrooms & Bathroom to First Floor
- Garage & Workshop with Off Road Parking
- Potential for Improvement & Modernisation



£375,000

A three bedroom semi detached property in the centre of Shipston on Stour with the added benefit of a garage and workshop. 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 front door opens into a hallway with stairs leading to the first floor and a door through to the family room and has access to the sitting room which has a gas fire with Baxi Bermuda back boiler (serviced annually) The kitchen/dining room has base units with work surfaces over, stainless steel sink and wall shelving for additional storage. The conservatory has double doors leading out to the rear garden. There is a store room and wc, with an additional door to the side of the property. To the first floor there are three bedrooms and a bathroom. To the rear of the property there is a garden, driveway leading to the garage and workshop. There is also a shed and greenhouse included.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold 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

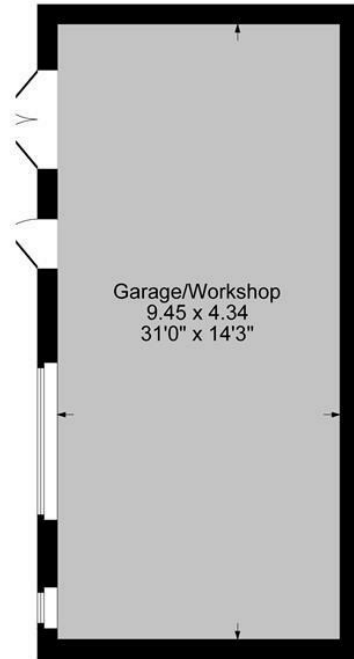
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

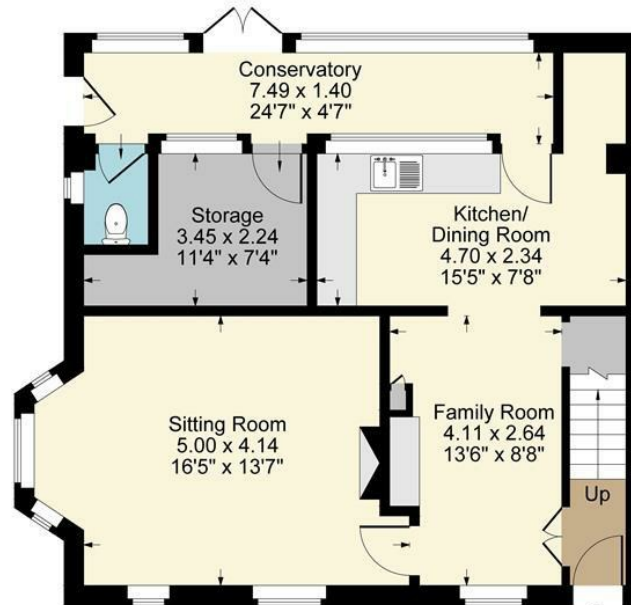
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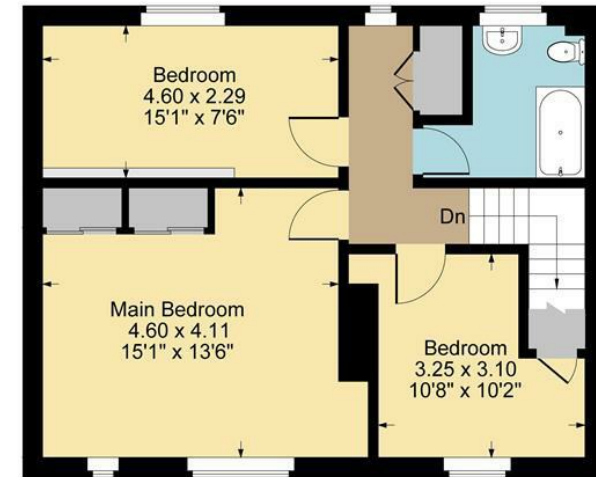
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Garage



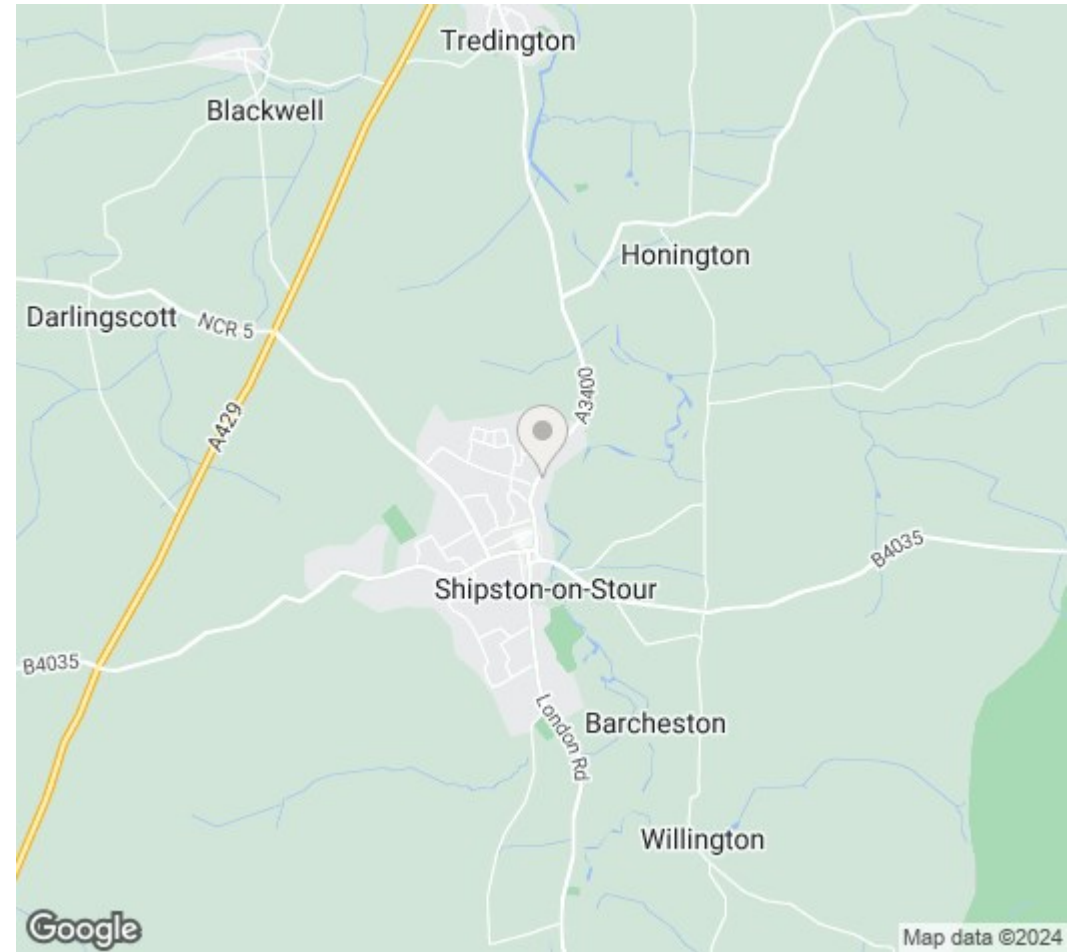
Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 68.13 sq m / 733 sq ft  
 First Floor = 55.23 sq m / 595 sq ft  
 Garage = 41.03 sq m / 442 sq ft  
 Total Area = 164.39 sq m / 1770 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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