

Peter Clarke



14 Greenfields Close, Shipston-on-Stour, CV36 4HA

- *NO ONWARD CHAIN*
- Detached Property in a Sought After Location
- Modern Kitchen with Ample Storage
- Sitting Room with Feature Fireplace & Gas Fire
- Dining Room/Study
- Three Bedrooms & Shower Room to First Floor
- Good Sized Front Garden & Low Maintenance Garden to Rear
- Garage & Off Road Parking



£385,000

Greenfields Close is a sought-after location of Shipston on Stour. It is situated in a quiet cul-de-sac within close proximity of the town centre. The accommodation briefly comprises of an entrance hall, cloakroom, kitchen, sitting room and dining room to the ground floor. To the first floor there are three bedrooms and a modern shower room. There is a good sized garden to the front of the property with a driveway and garage for off road parking. This property benefits from no onward chain.

ACCOMMODATION

The entrance hall has a cloakroom and stairs leading to the first floor. The kitchen has a range of base, wall and drawer units with work surfaces over. There is space and plumbing for a washing machine, dishwasher and an electric cooker. There is a side door leading into side porch which has a door to the rear garden. The sitting room has a feature fireplace with gas fire, patio door leading to the rear garden and an entrance through to the study which could also be used as a dining room. To the first floor there are three bedrooms and a modern shower room. To the front of the property there is a good sized garden and driveway with garage, having up and over door with a door giving access to the side and more useful storage. The rear garden is paved with established borders and a fenced boundary.

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.

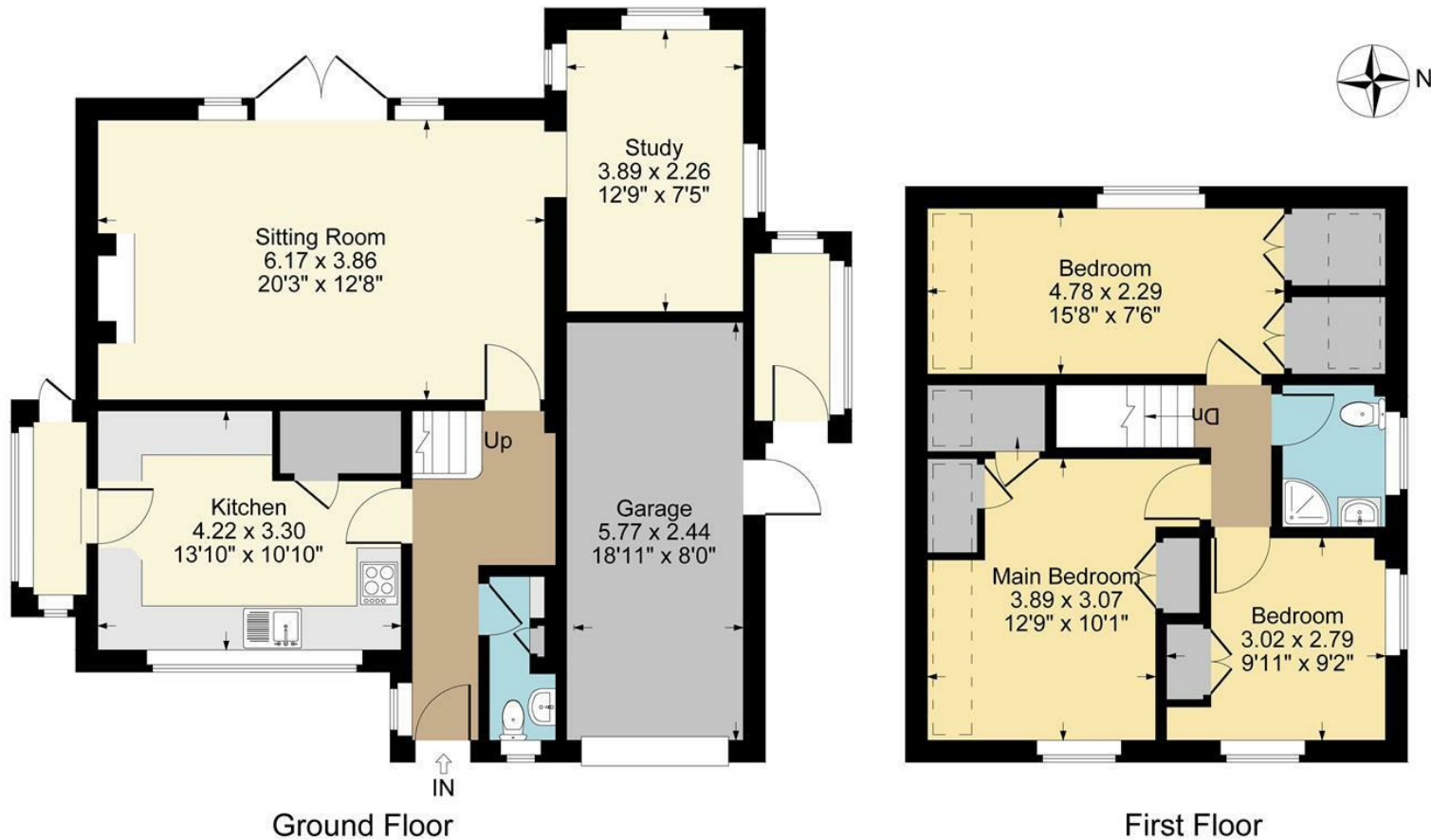
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

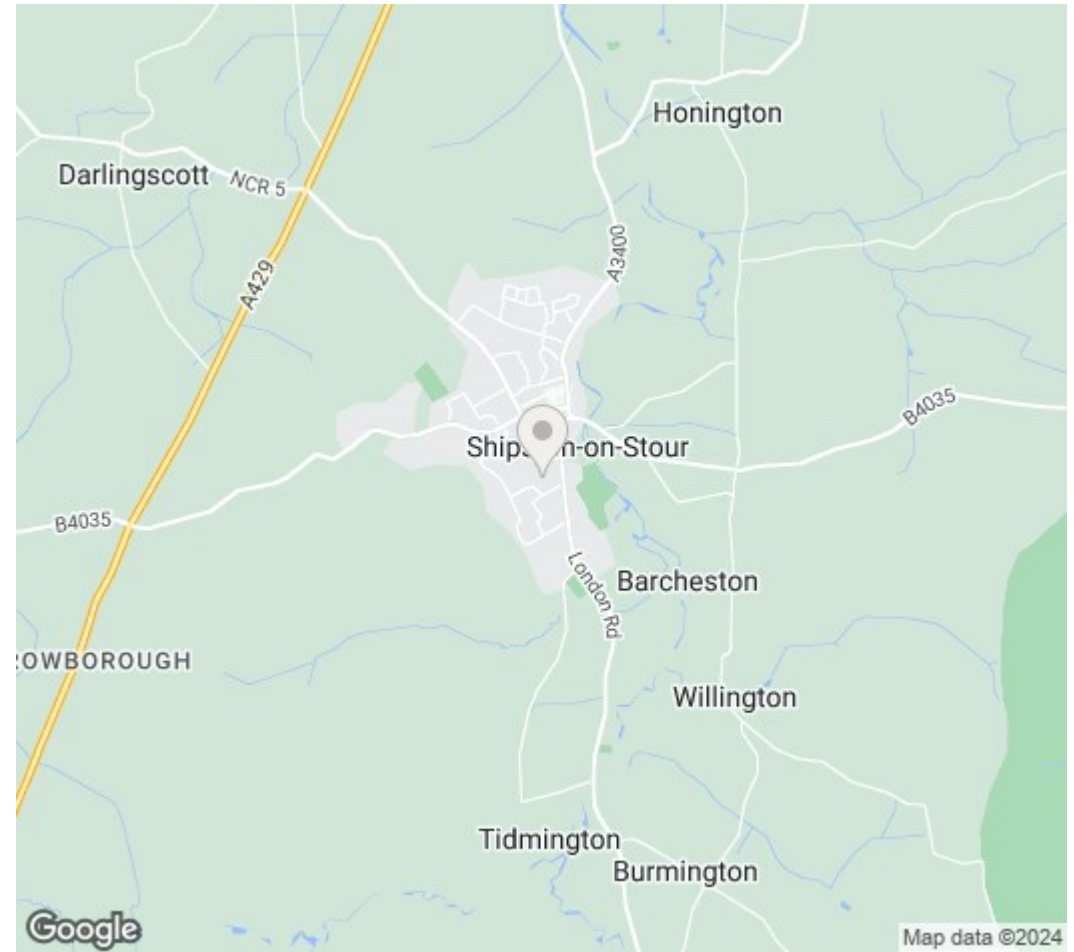


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Approximate Gross Internal Area
Ground Floor = 63.00 sq m / 678 sq ft
First Floor = 46.42 sq m / 500 sq ft
Garage = 14.05 sq m / 151 sq ft
Total Area = 123.47 sq m / 1329 sq ft
Illustration for identification purposes only,
measurements are approximate, 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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

