

Peter Clarke



83 Railway Crescent, Shipston-on-Stour, CV36 4GD

- Semi Detached Property on a Popular Development in Shipston on Stour
- Two Good Sized Double Bedrooms & Bathroom to First Floor
- Sitting Room, Dining Room, Kitchen & Cloakroom to Ground Floor
- Low Maintenance Courtyard Garden
- Garage & Off Road Parking
- NO ONWARD CHAIN



£265,000

A two bedroom semi detached property in a popular location in Shipston on Stour. 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 leads into the sitting room which has wood effect flooring, patio doors to the garden and stairs leading to the first floor. On the way through to the kitchen is a cloakroom. The kitchen has a range of base, wall and drawer units with work surfaces over. There is an integrated electric oven, gas hob and space for appliances. An archway leads through to the dining room. The first floor landing has access to the loft space and a large storage cupboard. The main bedroom has built in wardrobes and second bedroom has a built in cupboard. The bathroom has a bath with shower over, wc and wash hand basin. To the rear of the property is a private courtyard garden with pedestrian access to the garage which has an up and over door and parking space to the front of it.

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 C.

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



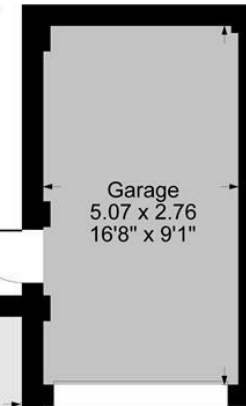
83 Railway Crescent, Shipston-on-Stour



First Floor

Approximate Gross Internal Area
Ground Floor = 39.31 sq m / 423 sq ft
First Floor = 39.31 sq m / 423 sq ft
Garage = 13.99 sq m / 151 sq ft
Total Area = 92.61 sq m / 997 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

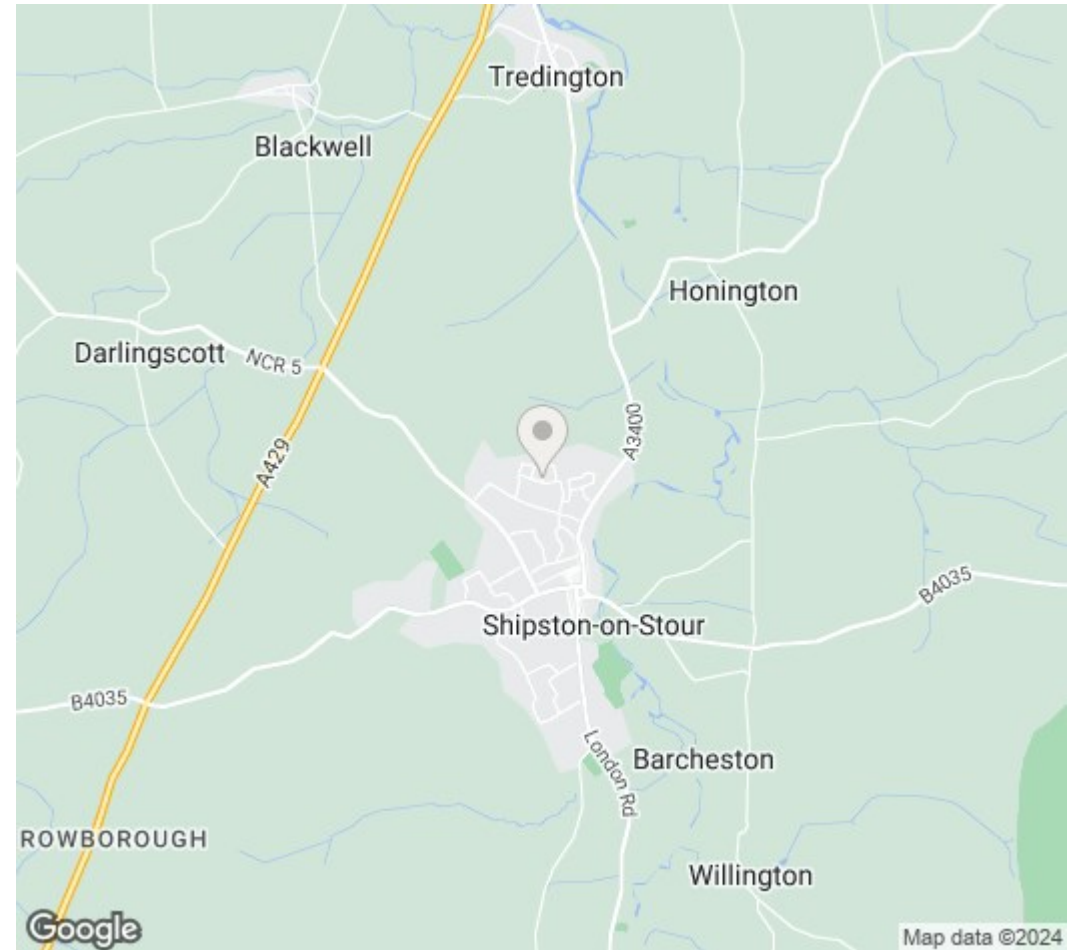


Garage



Ground Floor





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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