

Peter Clarke



10 Mill Court New Street, Shipston-on-Stour, CV36 4EJ

- A two bed terrace property in the centre of Shipston on Stour
- Open plan kitchen / dining / sitting room
- Two double bedrooms and modern bathroom to first floor
- Low maintenance courtyard garden
- Ample parking in residents car parking area
- Ideal for first time buyers or as an investment purchase



£200,000

A two bedroom terrace property situated in the centre of Shipston on Stour. This property would be ideal for a first time buyer or a buy to let investment. The current owners have updated the property to make an ideal home but now feel that they would like more space to expand their family.

ACCOMMODATION

The property is approached via a small courtyard garden which leads to the front door opening into a hall with stairs leading to the first floor. A door leads into the sitting room which has a large picture window to the front and an under stairs storage cupboard. Going through to the kitchen/dining room there is continued wood effect flooring. The kitchen has a range of base wall and drawer units with work surfaces over, a stainless steel sink and drainer, electric oven with gas hob and extractor above, space and plumbing for washing machine and dishwasher. To the first floor there are two bedrooms and a bathroom. Outside, to the front of the property there is a storage cupboard and low maintenance courtyard garden with a gate leading to the residents car park which has ample communal parking. Viewing is highly recommended to appreciate the accommodation on offer.

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.

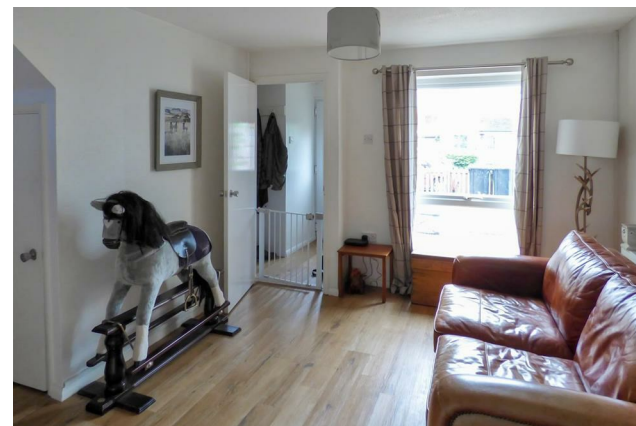
RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band B.

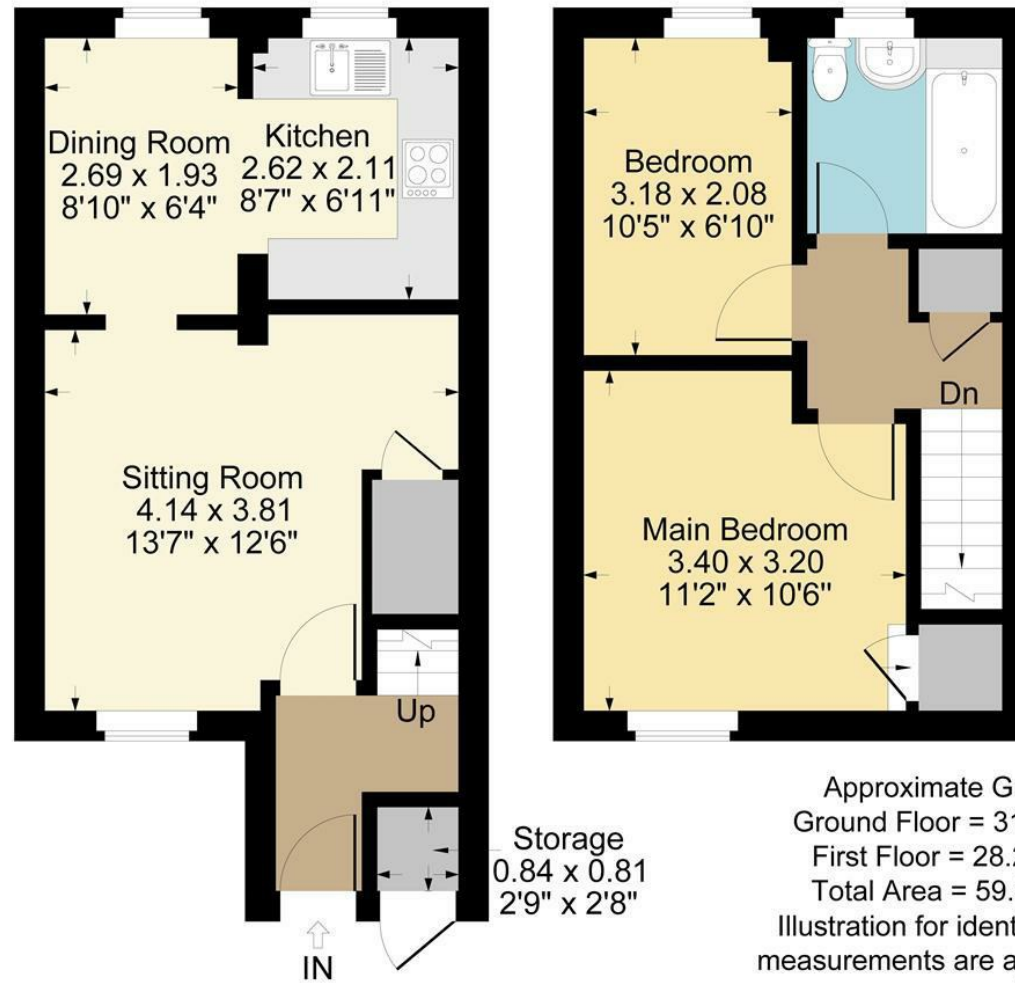
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



10 Mill Court, Shipston-on-Stour





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.

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