

Peter Clarke



3 Oldbutt Road, Shipston-on-Stour, Warwickshire, CV36 4EG

- Detached & Extended Property in a Popular Residential Area
- Three Double Bedrooms & Two Bathrooms
- Three Reception Rooms & Study
- Fitted Kitchen & Utility Room
- Private Rear Garden with Shed
- Off Road Parking on Private Drive



£395,000

Welcome to Oldbutt Road, Shipston-On-Stour - a charming location that could be the setting for your new home! This delightful detached and extended property boasts a generous three reception rooms and three double bedrooms, providing ample space for all your needs. With two bathrooms, convenience is key in this property. The accommodation is spacious and versatile giving flexible living for a family or people working from home.

ACCOMMODATION

The entrance hall leads into the study and ground floor shower room with a useful cloakroom. A door leads through to the sitting room which has a feature fireplace and living flame fire. Going through to the kitchen there is a range of base, wall and drawer units with work surfaces over. There is space for a range style cooker and space for American style fridge/freezer. Double doors lead through to the conservatory which is of brick and glazed construction and has doors leading out to the rear garden. The dining room has a door leading to the utility room which has a sink and drainer, storage cupboards and space and plumbing for washing machine and tumble dryer. To the first floor there are three double bedrooms, two of which have built in wardrobes and a recently refitted bathroom which has a walk in shower as well as a bath. To the rear of the property is a private rear garden with fenced boundary, patio area, decking and lawn. To the front of the property there is a driveway providing ample off road parking.

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 D.

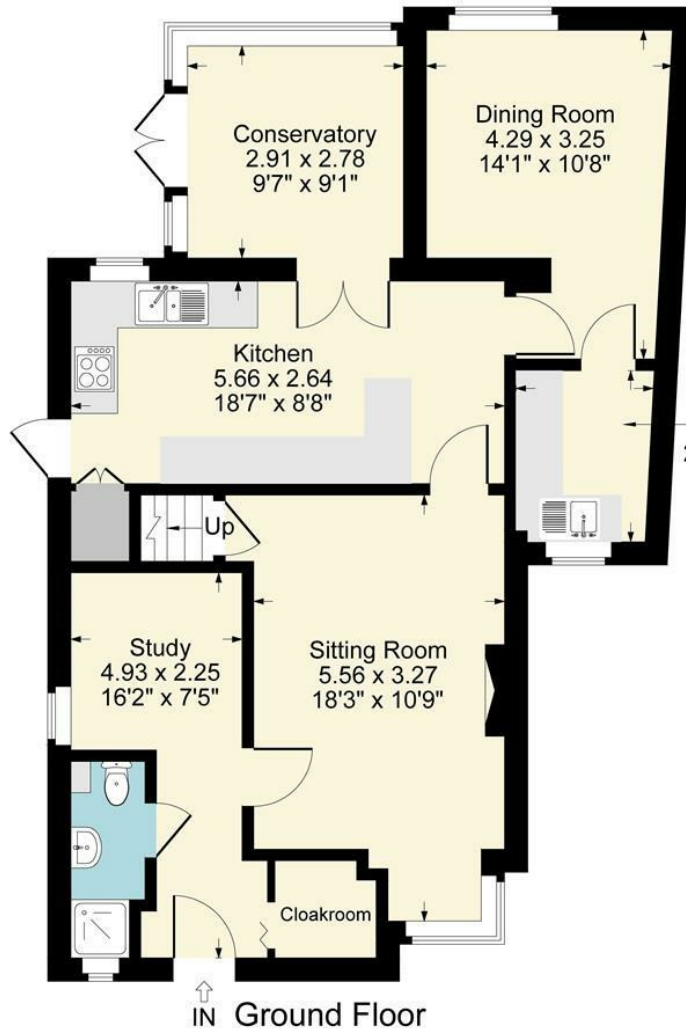
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

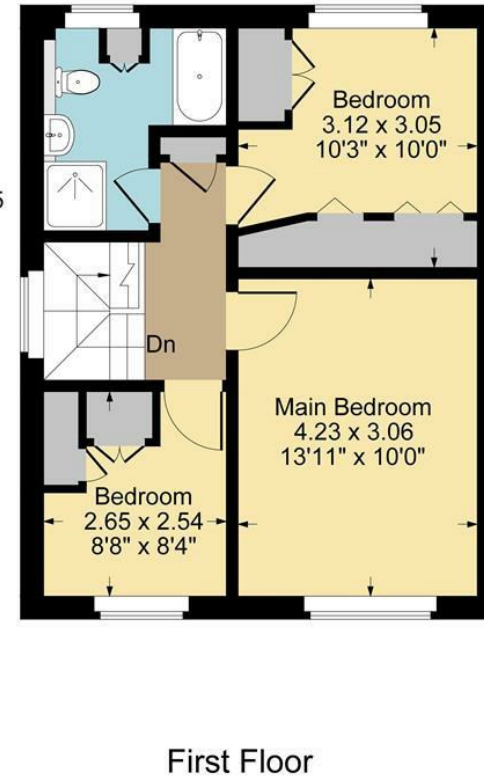
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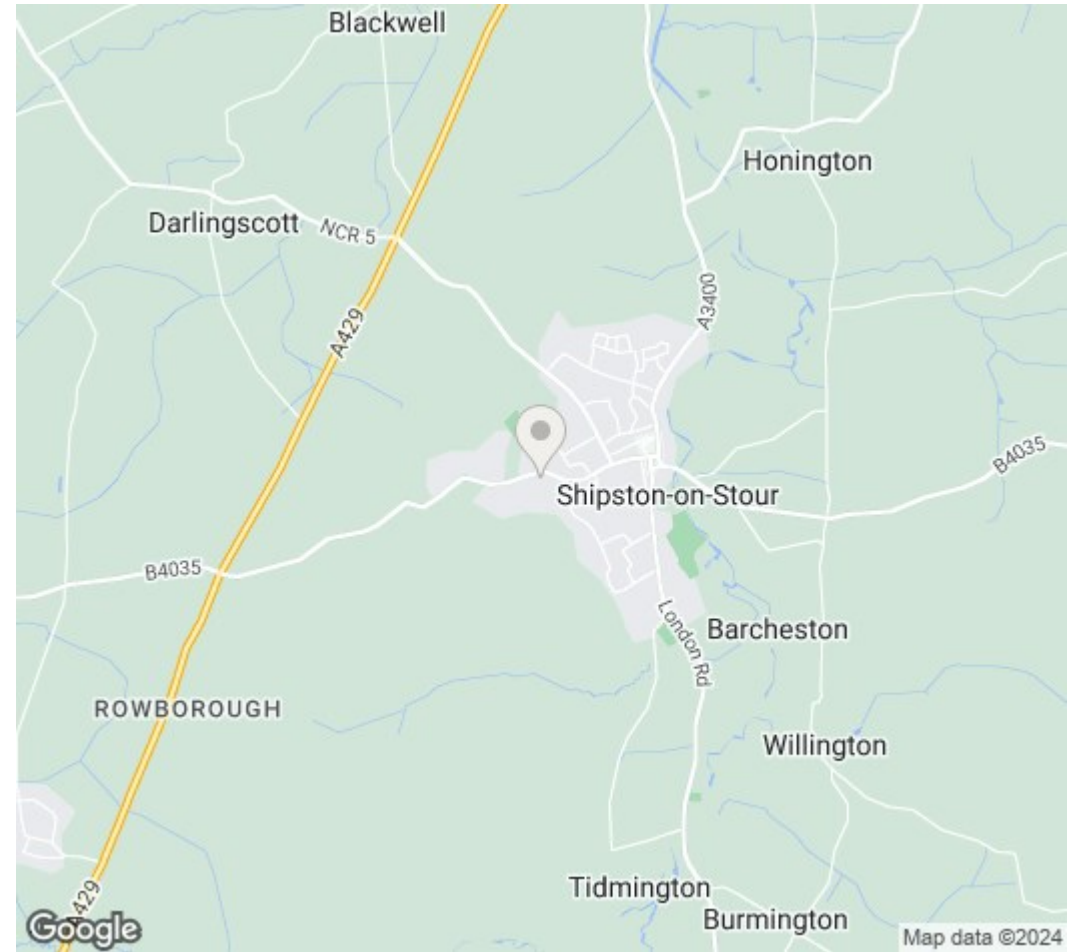


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Approximate Gross Internal Area
Ground Floor = 75.37 sq m / 811 sq ft
First Floor = 42.01 sq m / 452 sq ft
Total Area = 117.38 sq m / 1263 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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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