

Peter Clarke



20 Norgren Crescent, Shipston-on-Stour, CV36 4FH

- Detached Property
- Three Bedrooms
- Two Bathrooms
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Landscaped Rear Garden
- Garage & Off Road Parking



£425,000

A well presented, three bedroom detached property built in 2018 by Cala Homes. Situated in the market town of Shipston-on-Stour, surrounded by the beautiful Warwickshire countryside just 9 miles from Stratford-upon-Avon and 12 miles from Daylesford Farm. The area benefits from good train services from Moreton-in-Marsh station just 6 miles away, with direct links to London Paddington in 92 minutes. The accommodation briefly comprises of a dual aspect sitting room, kitchen/dining room and cloakroom to the ground floor. To the first floor there is a bedroom with en-suite, two further bedrooms and a bathroom. Outside there is a landscaped private rear garden, garage and off road parking.

ACCOMMODATION

The entrance hall has a useful storage cupboard, cloakroom and additional under stairs storage cupboard. Stairs leading to first floor. The sitting room is dual aspect and has a bay window to the side. The kitchen/dining room has double doors leading to the rear garden. A range of base, wall and drawer units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Bosch integrated appliances to include fridge/freezer, dishwasher, washer/dryer, electric oven and gas hob with extractor above. The first floor landing has access to the roof space and an airing cupboard with hot water tank. There are three bedrooms and a bathroom with the main bedroom having an en-suite shower room. To the rear of the property there is a private garden accessed by a gate at the side. It has been landscaped with grass, patio area and a gravelled side area. The garage has an up and over door, power and light with parking for two/three cars on the driveway.

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.

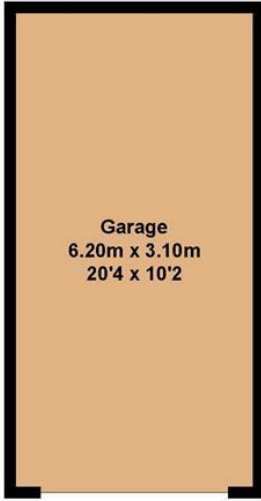
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

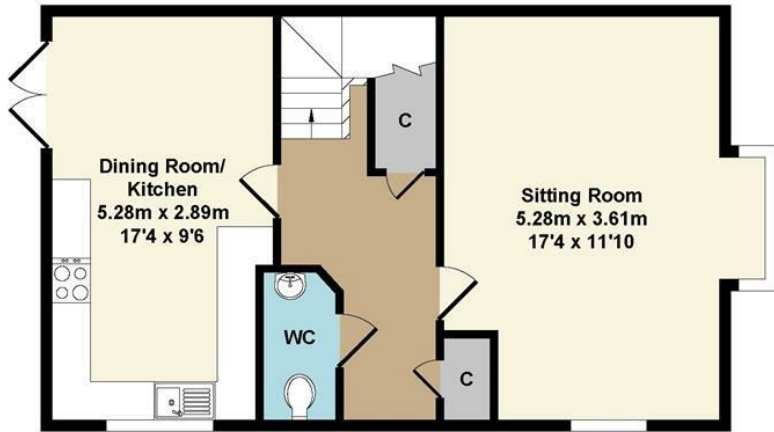




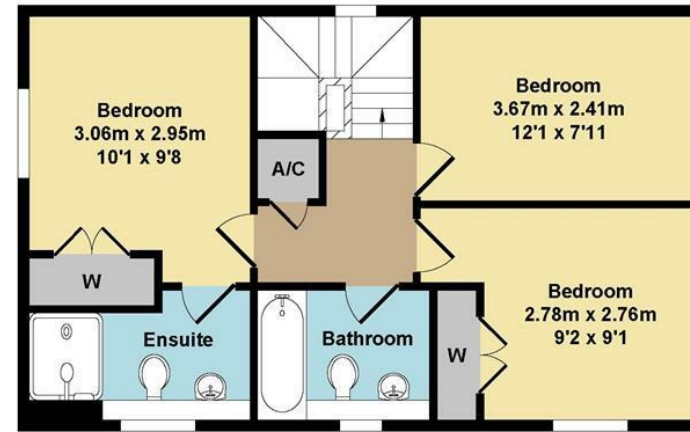
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Total Approx. Floor Area 112.40 Sq.M. (1210 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

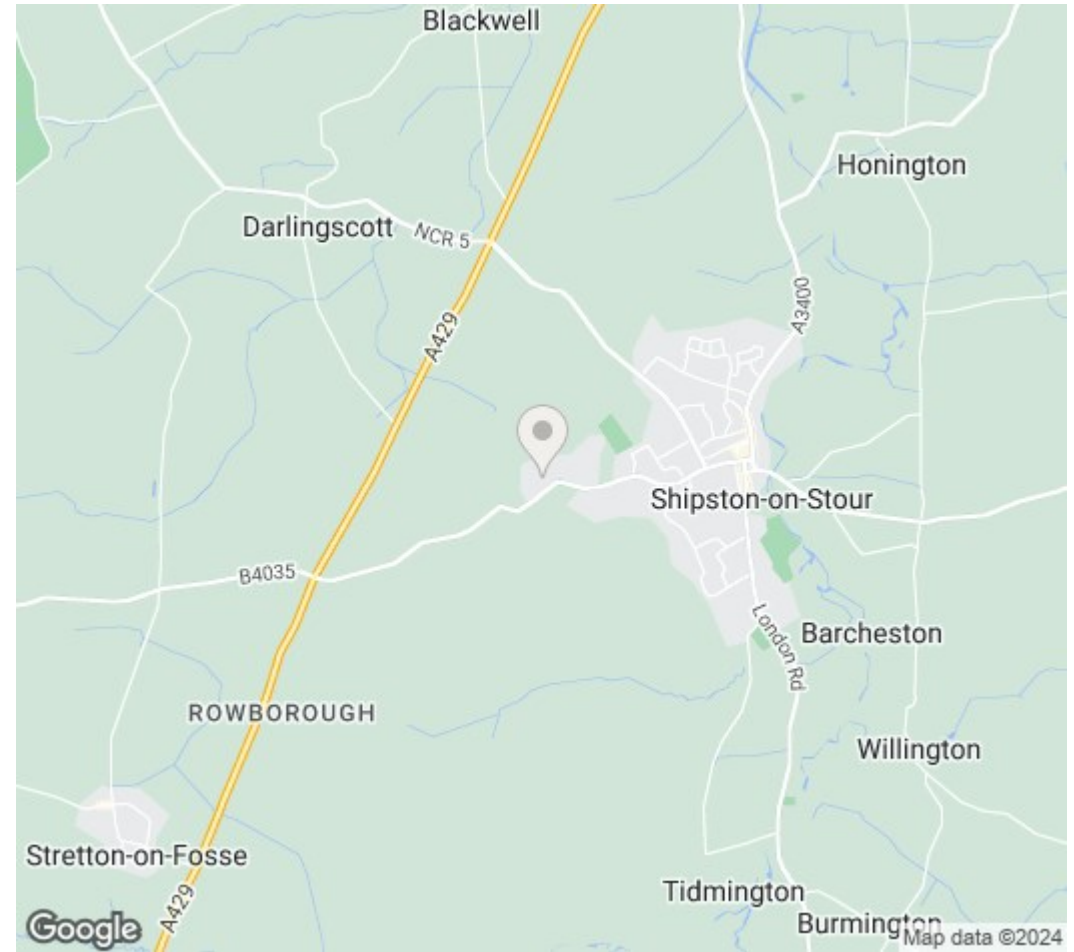


Ground Floor
Approx. Floor
Area 47.10 Sq.M.
(507 Sq.Ft.)



First Floor
Approx. Floor
Area 46.10 Sq.M.
(496 Sq.Ft.)





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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