



Peter Clarke

4 Horsefair, Shipston-on-Stour, CV36 4PD

- Two/Three Bedroom Retirement Property
- Sitting/Dining Room & Conservatory
- Study/Ground Floor Bedroom
- Modern Fitted Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Ample Storage
- Garage & Off Road Parking Space
- Low Maintenance Garden



£270,000

Within close proximity to the town centre, a well presented two/three bedroom end-terrace property situated in an attractive small retirement complex designed for independent living. The accommodation briefly comprises entrance hall, shower room, kitchen, sitting/dining room, bedroom/study and conservatory to the ground floor. To the first floor there are two double bedrooms and a bathroom. Externally there is a garage, parking space and courtyard garden. NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL has a large storage cupboard **SHOWER ROOM** with an enclosed shower cubicle, pedestal wash hand basin and wc. **KITCHEN** having a range of base, wall and drawer units with work surface over, stainless steel sink and drainer, integrated washing machine, dishwasher, fridge/freezer, double oven and gas hob. **SITTING/DINING ROOM** having sliding doors leading to the conservatory. The **CONSERVATORY** is of brick and glazed construction and has double doors leading to the rear garden. **FIRST FLOOR LANDING** having airing cupboard housing the hot water tank and a large storage cupboard. **BEDROOM** with built in wardrobes. **BEDROOM** with built in wardrobes. **BATHROOM** having bath with shower attachment, vanity unit with inset wash hand basin and wc. **OUTSIDE** To the front of the property there is a small garden and a bin storage cupboard with a gate to the side leading round to the rear garden. There is also a garage and use of a parking space although this not a specific allocated space.

GENERAL INFORMATION

TENURE The property is understood to be leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The monthly service charge is in the region of £225 pcm.

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.

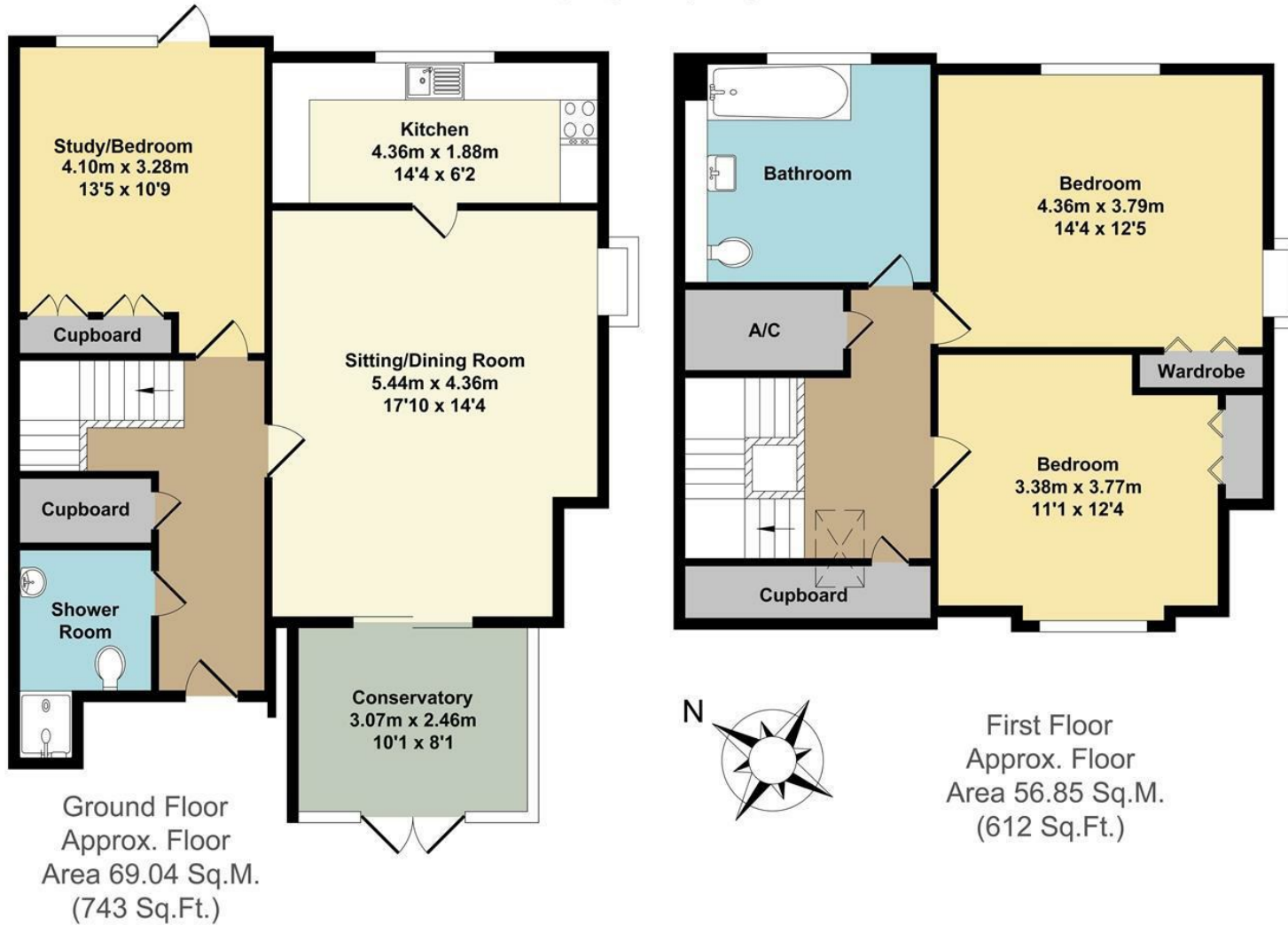
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Horsefair, Shipston on Stour, CV36 4PD
 Total Approx. Floor Area 125.89 Sq.M. (1355 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





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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serving South Warwickshire & North Cotswolds

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