

A two-story red brick house with a grey tiled roof. The roof features a large array of solar panels. A satellite dish is mounted on the wall. The house has several white-framed windows, including a bay window on the ground floor. A small black garage is attached to the side of the house. The house is set on a concrete driveway with a brick border. A small number '6' is visible on the brickwork near the garage.

Peter Clarke

6 Berry Avenue, Shipston-On-Stour, CV36 4DP



- Three Bedroom Extended Semi Detached Property
- Garage, Driveway & Good Sized Rear Garden
- Sitting Room with Wood Burning Stove
- Recently Refitted Bathroom
- Utility & Ground Floor Cloakroom
- Home Office/Playroom/Gym
- Versatile & Spacious Accommodation
- Close to Town Centre



£350,000

This well presented semi-detached house offers a perfect blend of comfort and style. With two reception rooms, fitted kitchen, utility room, cloakroom, three bedrooms, and a bathroom, this property is ideal for those seeking a cosy yet spacious home. There is a good sized rear garden, driveway and garage. Located in the picturesque town of Shipston-On-Stour, this house boasts a warm and inviting atmosphere that is sure to make you feel right at home. viewing is highly recommended to appreciate the accommodation on offer.

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor and doors through to the kitchen & dining room. The dining room has double doors through to the sitting room which has a feature fireplace with wood burning stove. The kitchen has a range of base, wall and drawer units with work surfaces over. Integrated appliances include electric double oven, gas hob with extractor above. Going through to the utility room there is space and plumbing for washing machine and tumble dryer, a door leading to the rear garden and a cloakroom. To the rear of the utility room is an additional room currently used as a home gym but could be an office or playroom. To the first floor there are three bedrooms and a recently fitted bathroom. Externally, there is a driveway providing off road parking, a garage and rear garden which has patio area, lawn and fenced boundary.

#### 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. Solar Panels are also fitted.

**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**



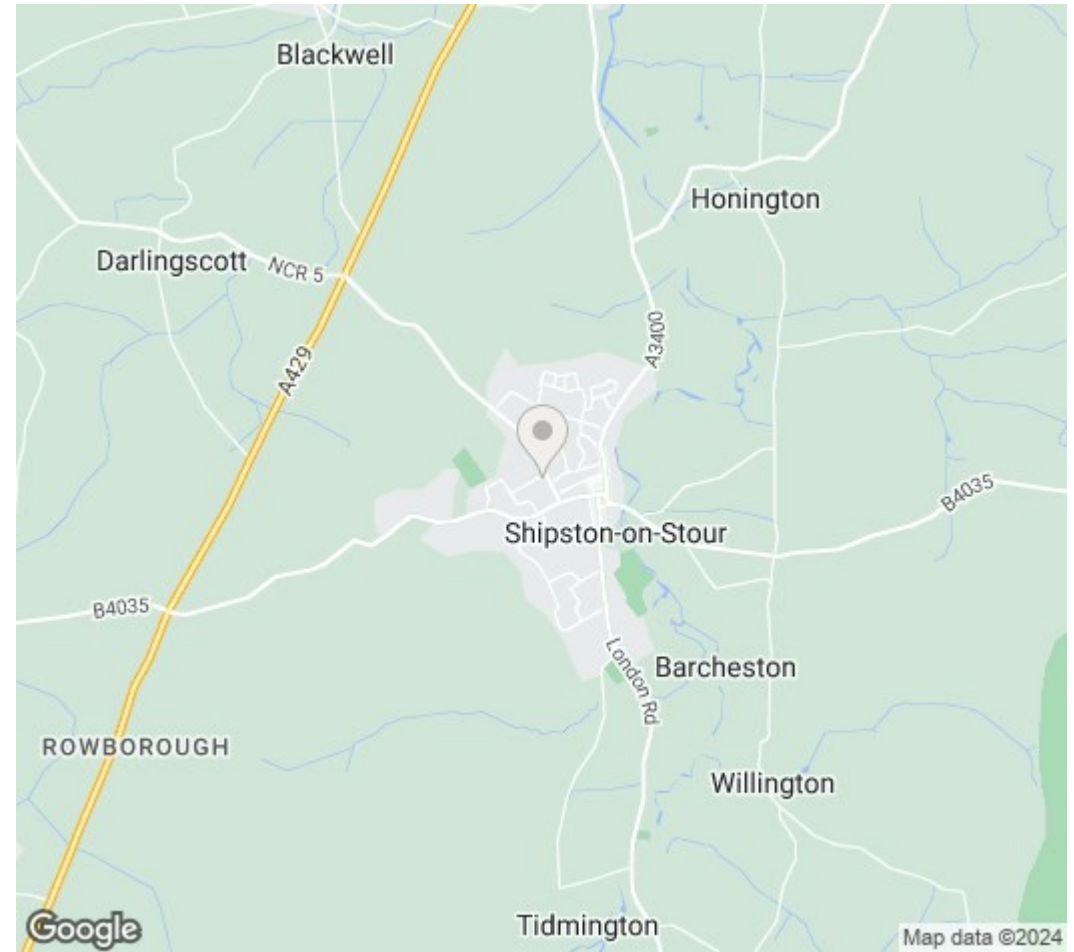
6 Berry Avenue, Shipston-on-Stour



Approximate Gross Internal Area  
 Ground Floor = 76.77 sq m / 826 sq ft  
 First Floor = 44.31 sq m / 477 sq ft  
 Garage = 19.75 sq m / 213 sq ft  
 Total Area = 140.83 sq m / 1516 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.

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