

Peter Clarke



8 Hanson Avenue, Shipston-On-Stour, CV36 4HL

- Planning Permission Granted
- Sitting/Dining Room with Feature Fireplace
- Fitted Kitchen/Utility Room & Cloakroom
- Bathroom & Separate wc
- Landscaped Rear Garden
- Garage Store & Off Road Parking



£375,000

A four bedroom detached property close to the town centre in Shipston on Stour. The accommodation briefly comprises of entrance hall, sitting/dining room, kitchen, utility and cloakroom to the ground floor. To the first floor there are four bedrooms, a bathroom and separate wc. To the front of the property there is a driveway providing off road parking, garage store with up and over door and gate leading to the rear garden which has a patio area, raised lawn and established borders. Planning permission has been granted for a garage extension and conversion of garage to bedroom with en-suite.

ACCOMMODATION

ENTRANCE HALL having stairs to first floor. SITTING/DINING ROOM having feature brick fireplace and door leading to the rear garden. KITCHEN having a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, gas hob with extractor above, integrated double oven and space for a dish washer. UTILITY ROOM - Having space and plumbing for appliances and storage cupboards. CLOAKROOM with wc and wash hand basin. FIRST FLOOR LANDING - storage cupboard and access to loft space. MAIN BEDROOM having fitted wardrobes and dressing table. Three further bedrooms, one has a fitted cupboard. BATHROOM having bath with shower over and wash hand basin. WC. OUTSIDE - to the front of the property there is a driveway providing off road parking, a garage store with up and over door. A gate leads to the rear of the property which has a patio area and raised garden with established borders.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. 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: 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



Hanson Avenue, Shipston-on-Stour



Ground Floor

Garage

First Floor

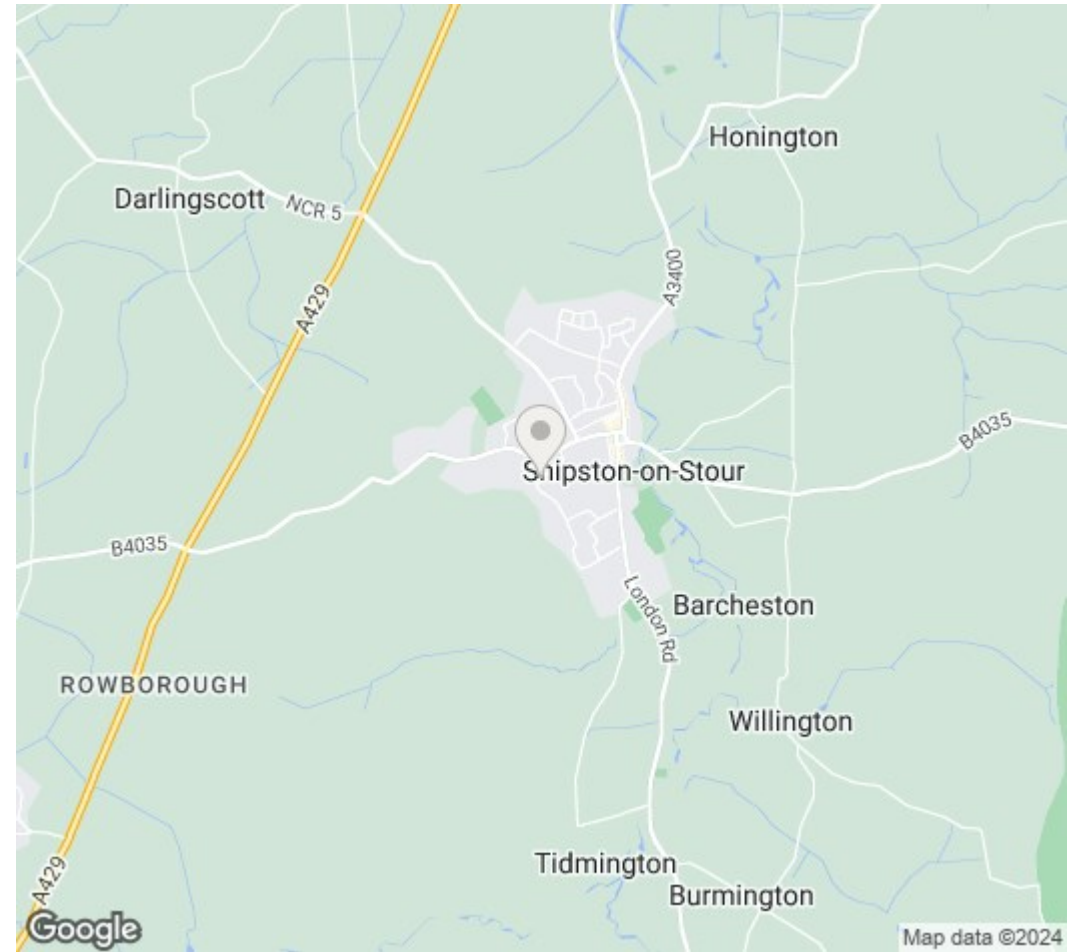
Approximate Gross Internal Area = 108.32 sq m / 1166 sq ft

Garage = 7.69 sq m / 83 sq ft

Total Area = 116.01 sq m / 1249 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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