

Peter Clarke



21 The Driftway, Shipston-On-Stour, Warwickshire, CV36 4QH

- Three Bedroom Semi Detached Property Close to Town Centre & Schools
- Property Extended in 2017 to add Kitchen, Utility & Cloakroom
- Sitting Room with Feature Fireplace
- Fitted Kitchen/Dining Room with Patio Doors to Garden
- Garage/Storage & Off Road Parking
- Private Rear Garden



£300,000

A three bedroom extended semi-detached property close to the town centre. The accommodation briefly comprises of entrance hall, sitting room, dining room, kitchen, utility and cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally there are front and rear gardens with a driveway and garage providing off road parking.

ACCOMMODATION

The entrance hall has storage cupboard and door that leads into the sitting room which has a feature fireplace with electric fire and stairs leading to the first floor. Double doors lead through to the kitchen/dining room which was extended in 2017. From the dining area double doors lead out to the rear garden. The kitchen has a range of base, wall and drawer units with work surfaces over. There is an integrated electric oven with gas hob and extractor above. Space and plumbing for a dishwasher and fridge/freezer. In addition there is a utility area and cloakroom. To the first floor there are three bedrooms and a bathroom. Outside there is a private rear garden, garage/storage and 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 C.

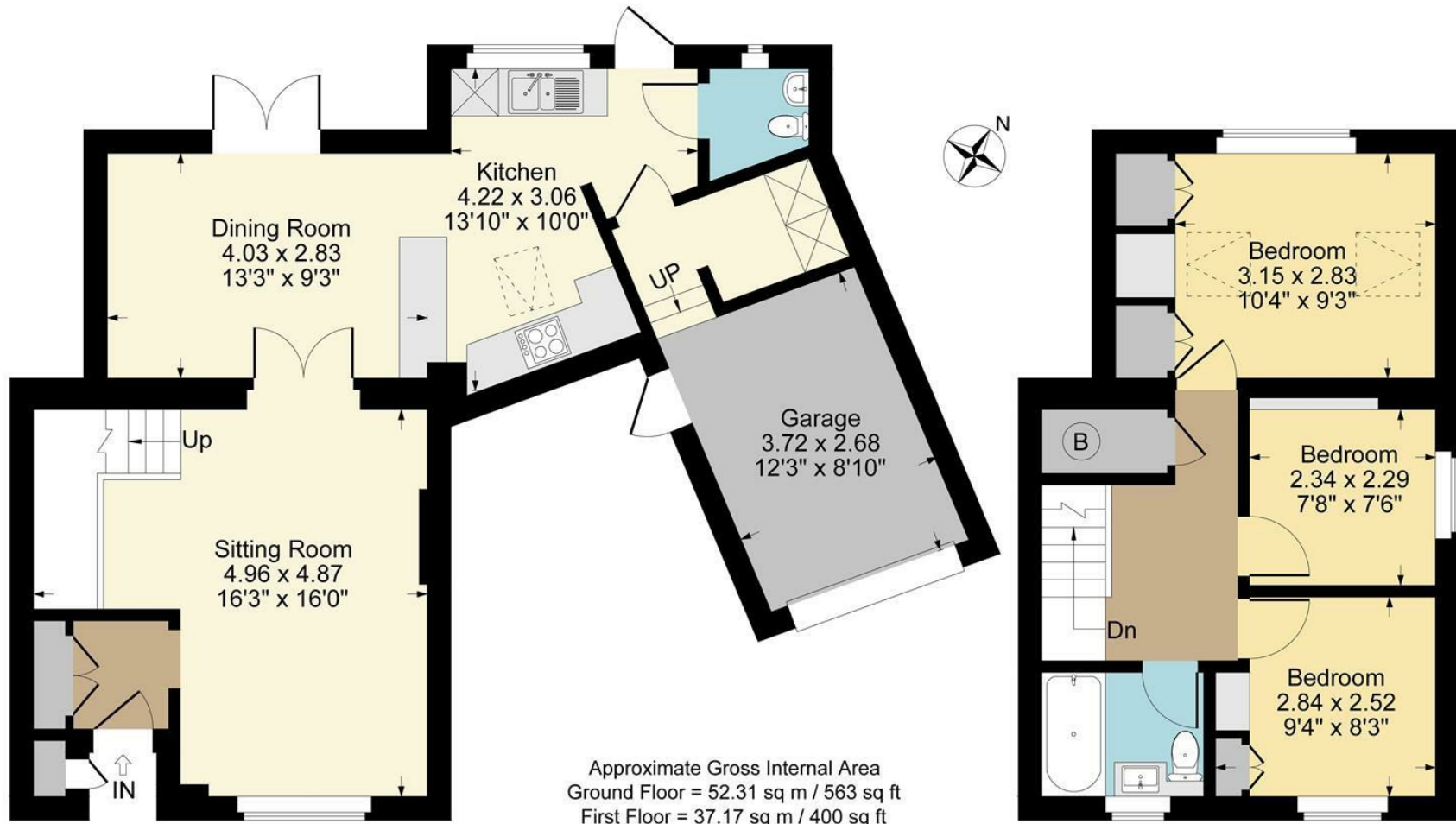
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



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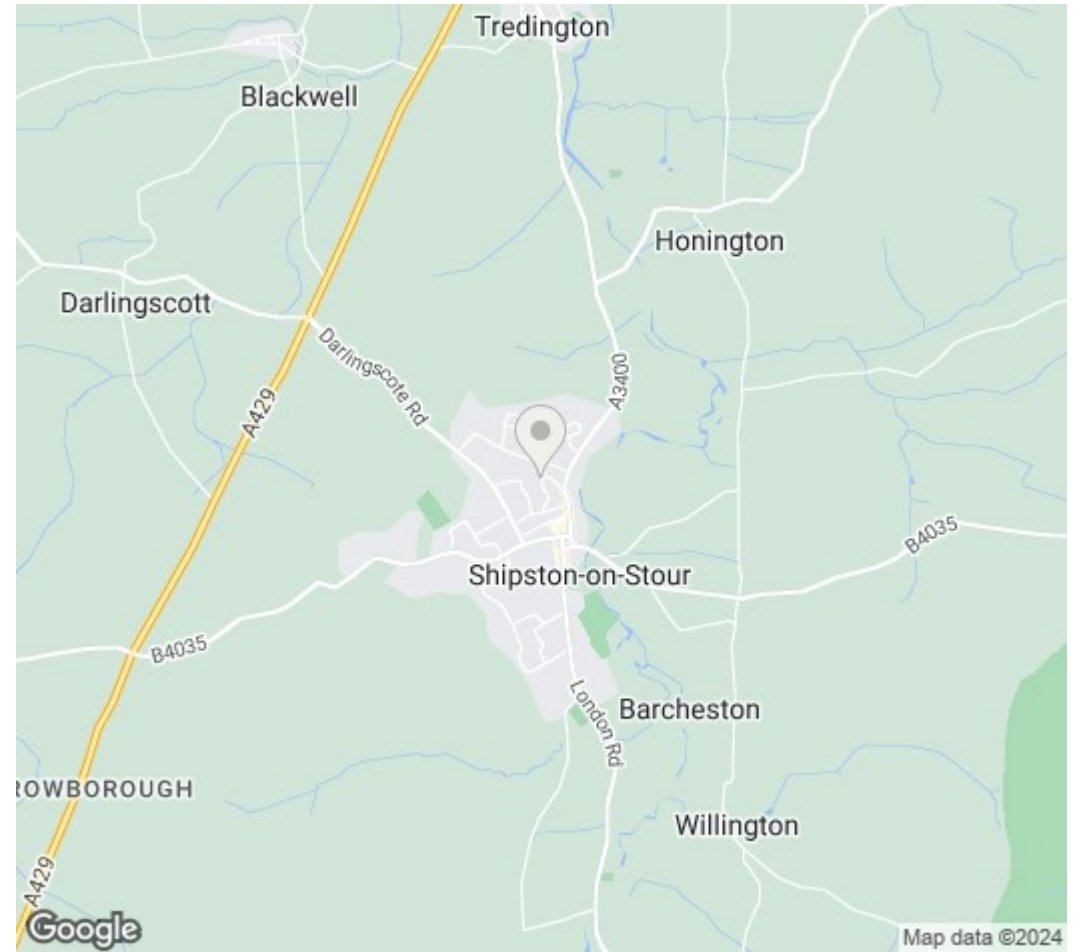


Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 52.31 sq m / 563 sq ft
 First Floor = 37.17 sq m / 400 sq ft
 Garage = 09.85 sq m / 106 sq ft
 Total Area = 99.33 sq m / 1069 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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