

Peter Clarke



11 Callaways Road, Shipston-on-Stour, CV36 4HB

- Detached Bungalow in Sought After Area of Shipston on Stour
- Spacious & Versatile Accommodation
- Three Bedrooms and Two Bathrooms
- Two Reception Rooms with Patio Doors to the Garden
- Kitchen & Utility Room
- South Facing Rear Garden with Established Borders
- Garage & Driveway
- NO ONWARD CHAIN



£595,000

We are delighted to offer this three bedroom detached bungalow for sale on this sought after road in Shipston on Stour. The property benefits from spacious and versatile accommodation, a south facing rear garden, integral garage and off road parking. There is potential to extend subject to the appropriate planning permission. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The porch leads into the entrance hall which has doors leading off. The main bedroom is to the front of the property with built in wardrobes and an en-suite shower room. Across the hall is another double bedroom with access to the main bathroom. The sitting room has a feature fireplace and patio doors to the rear garden. The dining room also has patio doors to the garden and access to the kitchen and third bedroom which also has a door through to a lean-to giving access to the garage. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer and space for appliances. There is also a useful larder and utility which also has space and plumbing for a washing machine and tumble dryer with a side door to the garden. The rear garden has a patio area, established borders, summer house, greenhouse, lawn and shed to the side. To the front of the property is a driveway providing off road parking and garage with electric door.

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 E.

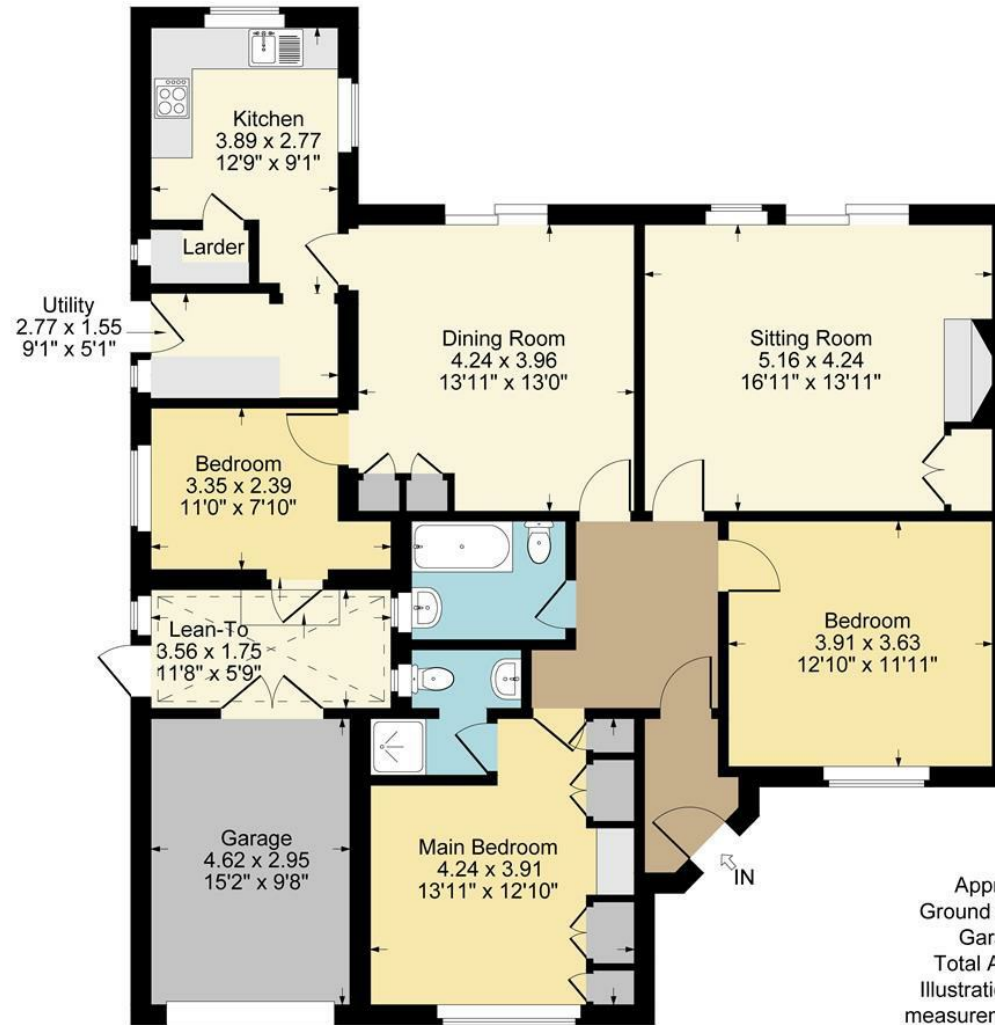
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



11 Callaways Road, Shipston-on-Stour



Approximate Gross Internal Area
Ground Floor = 121.17 sq m / 1304 sq ft
Garage = 12.49 sq m / 135 sq ft
Total Area = 133.66 sq m / 1439 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor





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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