

Peter Clarke



20 River Way, Shipston-on-Stour, CV36 4RD



- Detached Bedroom in a Popular Riverside Location
- Three Bedrooms & Two Bathrooms
- Modern Fitted Kitchen & Separate Dining Room
- Utility & Cloakroom
- Sitting Room with Patio Doors to Terraced Garden
- Garage & Off Road Parking
- NO ONWARD CHAIN



£450,000

A well maintained three bedroom detached property with garage and off road parking situated in a small development. This property benefits from outstanding countryside views to the rear. Shipston on Stour is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor, a cloakroom and doors leading off to the kitchen, dining room and sitting room. The dining room has double doors into the sitting room which has a feature fireplace, shelving and storage with sliding patio doors to the garden. The kitchen has a range of base wall and drawer units with work surfaces over and breakfast bar. Integrated appliances include a double oven, gas hob with extractor above and a dishwasher. The utility room has useful storage cupboards, sink and drainer, space and plumbing for washing machine and fridge/freezer with a door leading out to the garden. To the first floor the main bedroom has built in wardrobes and an en-suite shower room. There are two further bedrooms, one of which is currently used as an office and an additional shower room. To the front of the property there is a driveway leading to the single garage, lawn and flower beds with a side gate leading to the well established rear terraced garden.

#### 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.

**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 and is understood to lie in Band F

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

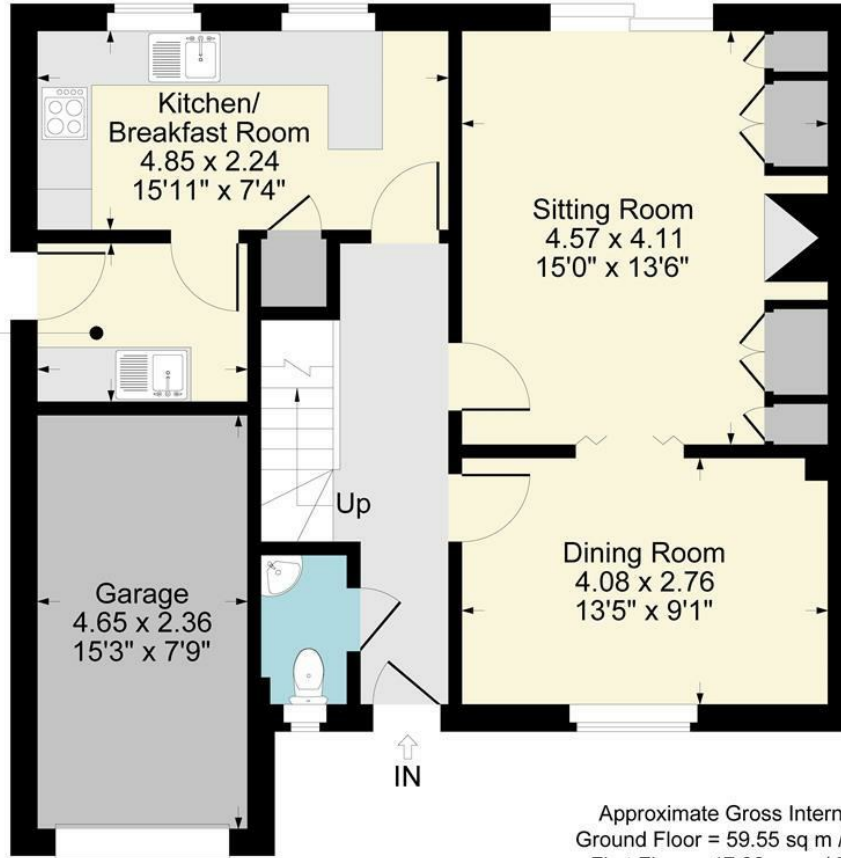
**VIEWING:** By Prior Appointment with the selling agent.



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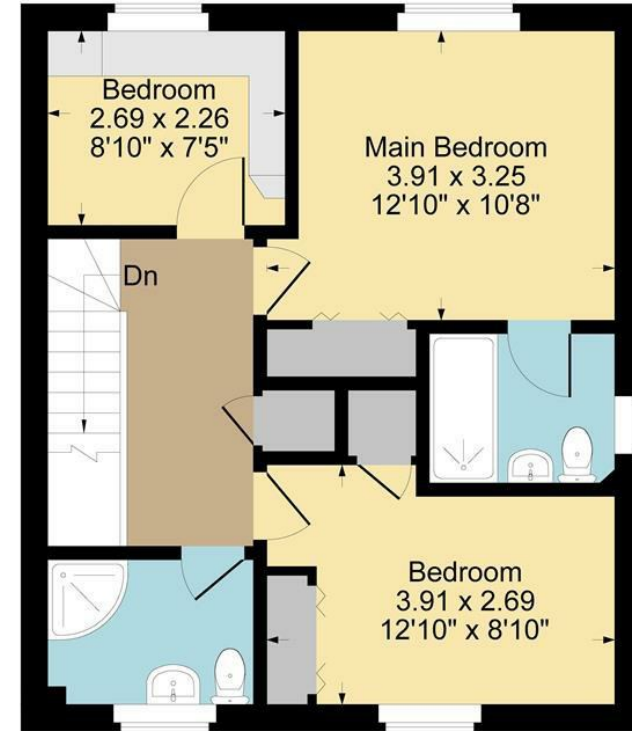


Utility  
2.38 x 1.70  
7'10" x 5'7"



Garage

Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 59.55 sq m / 641 sq ft  
First Floor = 47.90 sq m / 516 sq ft  
Garage = 10.97 sq m / 118 sq ft  
Total Area = 118.42 sq m / 1275 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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