

Peter Clarke



19 Webb Road, Shipston-on-Stour, CV36 4GN

- Semi Detached Taylor Wimpey Home Built in 2019
- Two Double Bedrooms
- Open Plan Kitchen/Dining/Sitting Room
- Bathroom to First Floor & Ground Floor Cloakroom
- Private Good Sized Rear Garden
- Two Off Road Parking Spaces



£295,000

A well presented two bedroom semi detached property situated on the edge of Shipston on Stour. The property was built in 2019 by Taylor Wimpey and has the remainder of the ten year NHBC warranty. Shipston-On-Stour is a market town situated in the southern tip of Warwickshire in an area close to the Cotswold Hills and the Gloucestershire and Oxfordshire borders. It provides the local shopping centre for many surrounding villages. The town also has both a Primary and Secondary School, medical centre, library and sports facilities. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), Leamington Spa (18 miles). There are mainline rail services to London from the Cotswold town of Moreton in Marsh (7 miles) and Banbury (14 miles).

ACCOMMODATION

The front door opens into the hallway which leads into an open plan, dual aspect kitchen/dining/sitting room with a door leading to the rear garden. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer and integrated appliances including dishwasher, fridge, freezer, electric oven and gas hob with extractor above. There is also a cloakroom with wc and wash hand basin and large cupboard with boiler and plumbing for washing machine. Stairs lead to the first floor landing. There is a double bedroom to the rear aspect. A second double bedroom has a useful home office space and a storage cupboard. The bathroom has a panelled bath with shower over, wc and wash hand basin. To the side of the property there are two allocated off road parking spaces and a gate leading to the rear garden which has a patio, lawn and walled/fenced boundary.

GENERAL INFORMATION

TENURE The property is 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.

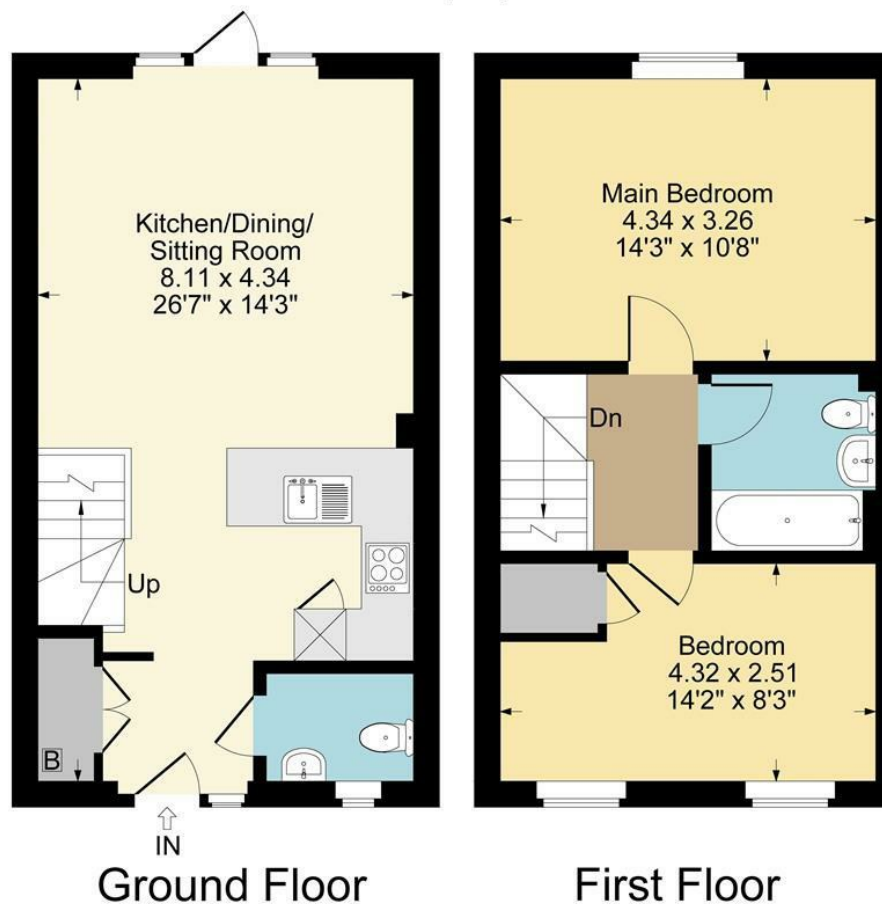
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band C

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

VIEWING: By Prior Appointment with the Selling Agents.



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