

Peter Clarke



14 Bosley Close, Shipston-On-Stour, Warwickshire, CV36 4QA

- Detached Bungalow in a Sought After Cul de Sac Location
- Two Double Bedrooms & Two Bathrooms
- Sitting Room
- Fitted Kitchen/Breakfast Room & Utility Room
- Partial Garage/Store, Driveway & South Facing Rear Garden



£375,000

A well presented two bedroom detached bungalow located in a quiet cul de sac. The accommodation briefly comprises of an entrance hall, sitting room, fitted kitchen, utility room, two bedrooms, one with en-suite shower room and a bathroom. Externally there is a private south facing, landscaped rear garden, partial garage and off road parking.

ACCOMMODATION

A porch leads to the entrance hall which has a storage cupboard and access to the roof space. The sitting room has a window to the front elevation. The kitchen has a range of base, wall and drawer units with work surfaces over. Integrated appliances include an electric oven, gas hob with extractor over, dishwasher and space for an American style fridge/freezer. The main bedroom has built in wardrobes and had the addition of an en-suite shower room in 2022. There is another double bedroom and bathroom and a utility room. To the front of the property there is a driveway providing off road parking, a lawned area with borders and a partial garage/store with an electric door. A side gate leads to the south facing rear garden which has been recently landscaped.

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 D

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

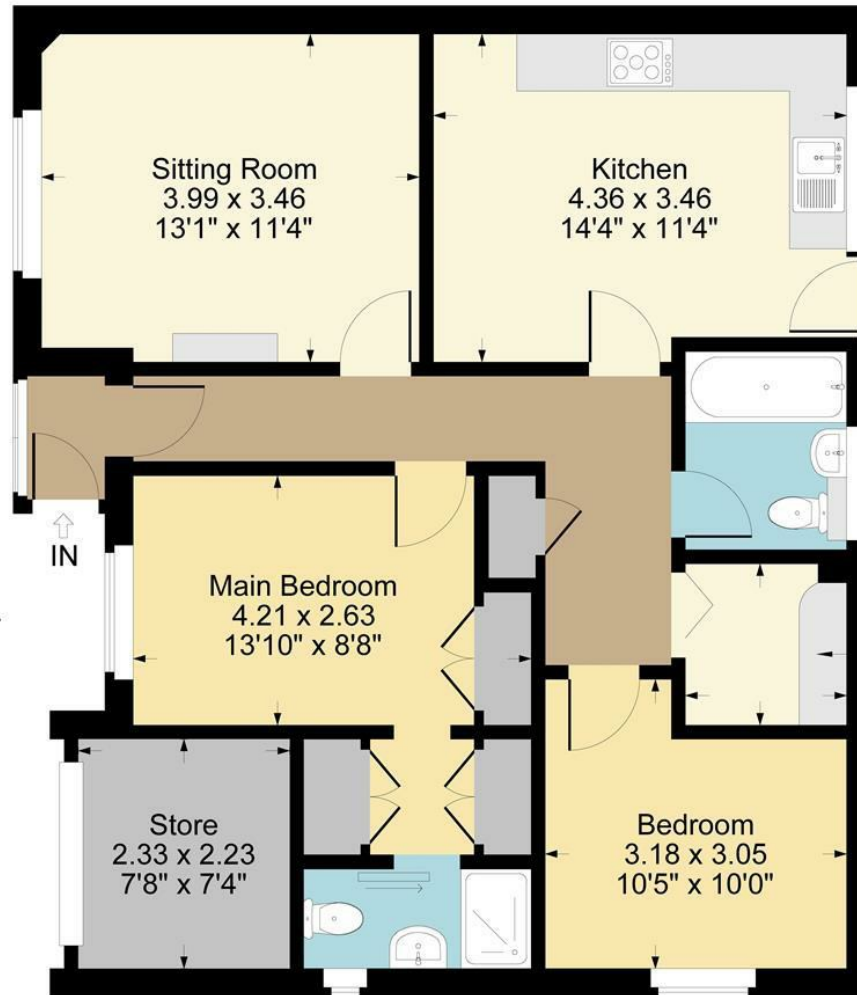
VIEWING: By Prior Appointment with the Selling Agents.



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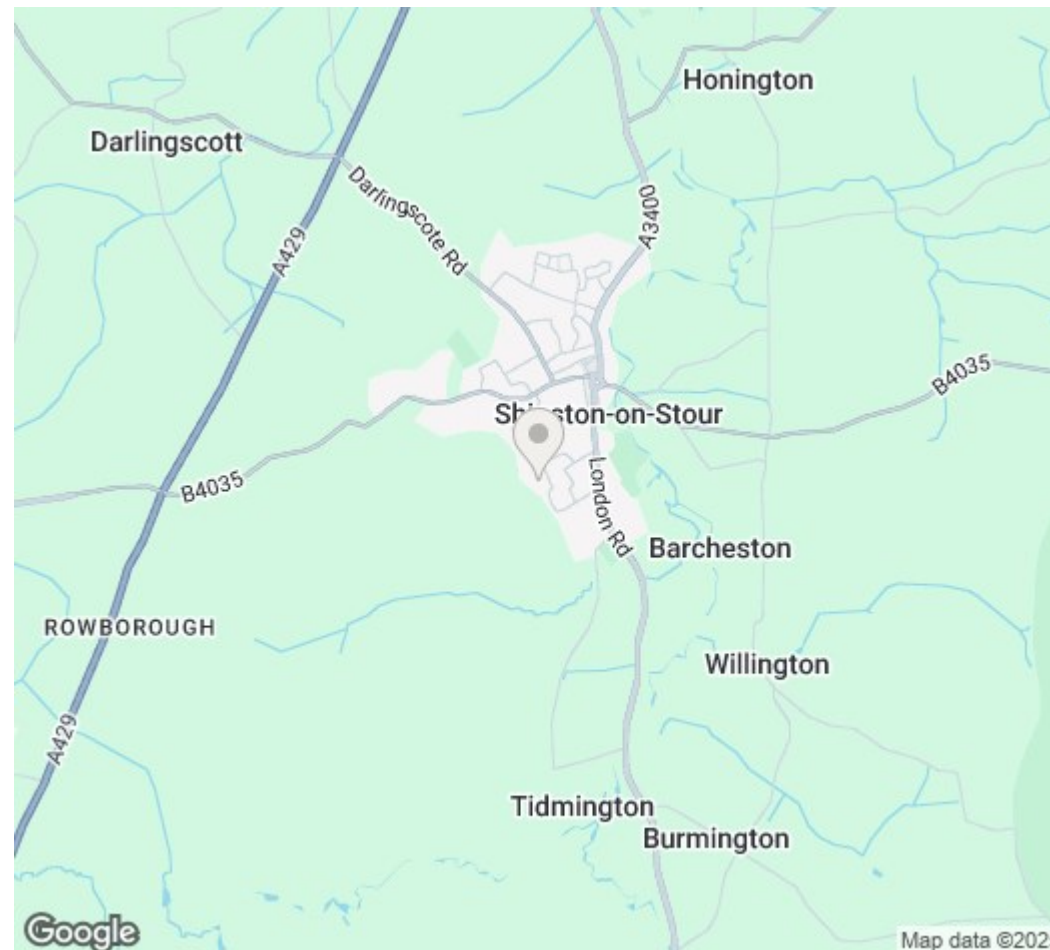


Approximate Gross Internal Area
Ground Floor = 80.60 sq m / 868 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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.

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serving South Warwickshire & North Cotswolds

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