

Peter Clarke



48 New Street, Shipston-on-Stour, CV36 4EN

- Four Bedroom Town House in the Centre of Shipston on Stour
- Open Plan Modern Dining Kitchen
- Sitting Room with Feature Shelving & Fireplace
- Features Include Victorian Fireplaces, Exposed Oak Flooring & Plenty of Storage
- Bathroom with Slipper Bath & Separate Shower
- Attractive Courtyard Garden with Utility & Storage Shed



£450,000

A four bedroom extended period house situated close to the town centre. The spacious and well presented accommodation includes a sitting room, and large open-plan dining/kitchen overlooking the courtyard garden on the ground floor. On the first and second floors there are four bedrooms together with a spacious bathroom. Features within the property include exposed oak-boarded floors, cast iron Victorian fireplaces, a modern kitchen and low maintenance courtyard garden.

ACCOMMODATION

The charming entrance hall has oak flooring, stairs leading to the first floor and a cloakroom. The sitting room has continued oak flooring, a feature fireplace and is surrounded with shelving and storage cupboards to either side. Going through to the kitchen/dining room there is continued oak flooring, a Victorian fireplace, storage cupboards and a modern kitchen consisting of a range of base, wall and drawer units with Quartz work surface. Integrated appliances include a fridge/freezer, dish washer and Rangemaster oven with five burner gas hob. A door leads out to the west facing rear garden. To the first floor there are three bedrooms, two of which have Victorian fireplaces and built in storage. The current owners have improved the bathroom by fitting a slipper bath and adding a separate shower. A door from the landing leads to the fourth bedroom which has eaves storage and views over Brailes Hills. The rear courtyard garden creates a wonderful outdoor living space with the benefit of a garden store incorporating a utility area. A gate leads to Old Road. Viewing is highly recommended to appreciate the accommodation on offer.

GENERAL INFORMATION

TENURE The property is understood to be freehold although. 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.

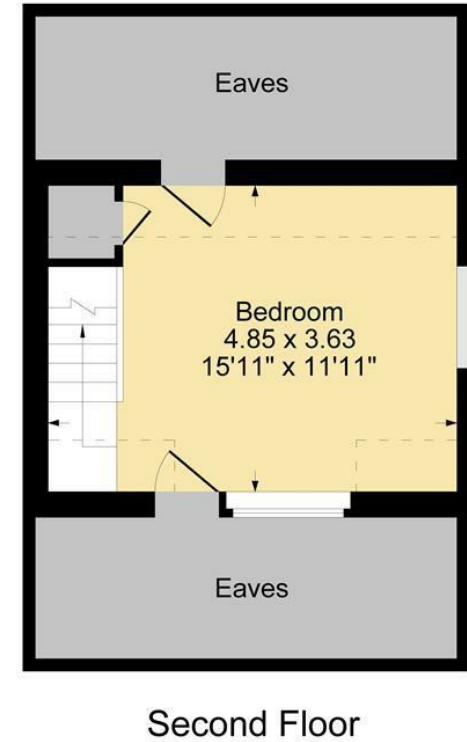
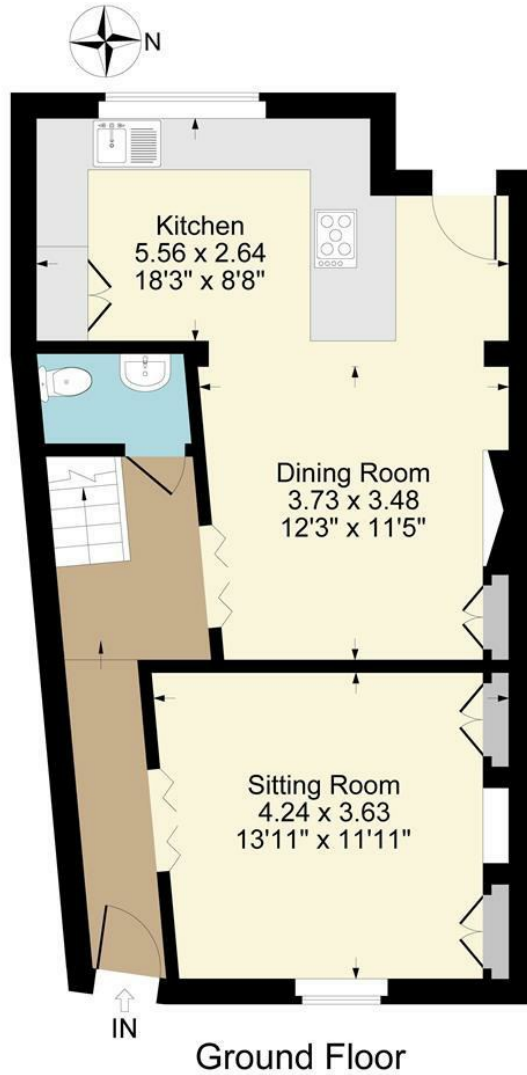
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



48 New Street, Shipston-on-Stour



Approximate Gross Internal Area
 Ground Floor = 53.18 sq m / 572 sq ft
 First Floor = 49.89 sq m / 537 sq ft
 Second Floor = 17.62 sq m / 190 sq ft
 Total Area = 120.69 sq m / 1299 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.

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serving South Warwickshire & North Cotswolds

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