

Peter Clarke



4 Henwoods Court Mayo Road, Shipston-on-Stour, CV36 4BY



- **\*NO ONWARD CHAIN\***
- Detached Two Bedroom Bungalow
- Dual Aspect Sitting room with Patio Doors
- Fitted Kitchen with Access to the Rear Garden
- Shower Room & Option of Additional Cloakroom
- Garage & Driveway Providing Off Road Parking



£310,000

**\*NO ONWARD CHAIN\*** A two bedroom detached bungalow in a small courtyard location close to the town centre. 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

There is a small enclosed porch before entering the front door into the entrance hall. The entrance hall has a storage cupboard and an additional larger cupboard which has plumbing and space for a washing machine but could also be changed back to a cloakroom with wc. The sitting room has a side window and patio doors to the rear garden. The kitchen has a range of base, wall and drawer units with work surfaces over, a composite sink and drainer, electric hob and integrated electric oven. A door leads out to the rear garden. There are two bedrooms, one having built in wardrobes and a shower room. To the front of the property is a low maintenance garden, driveway and garage with up an over door, light and power. A side gate leads to the rear wrap around garden which has a patio area, lawn and fenced boundary .

#### 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.

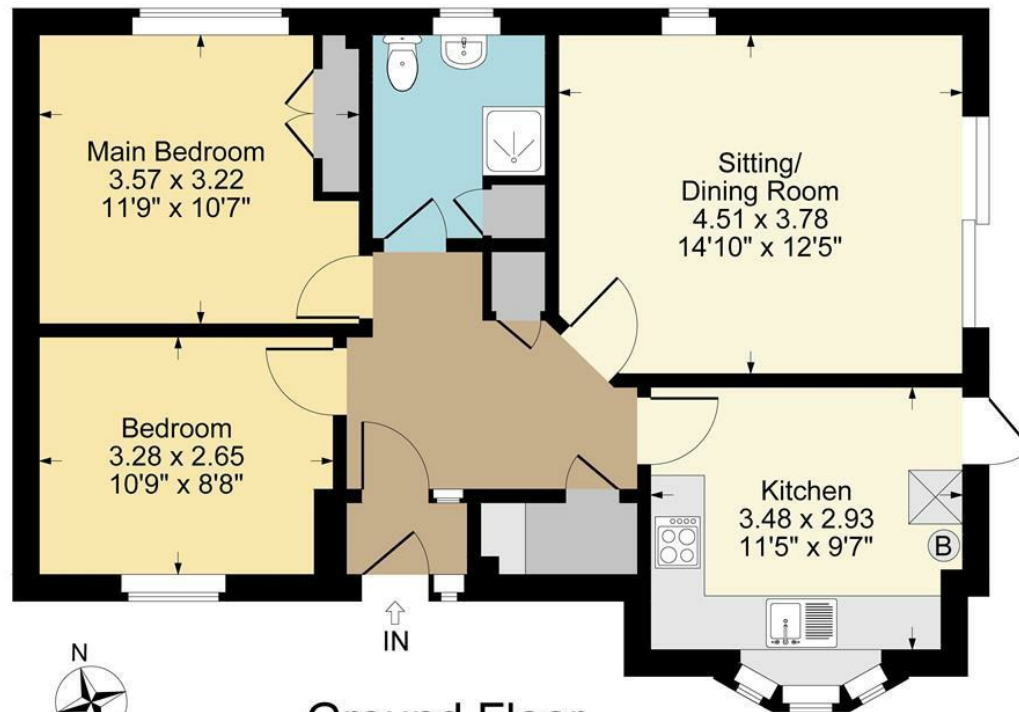
**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band D.

**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.

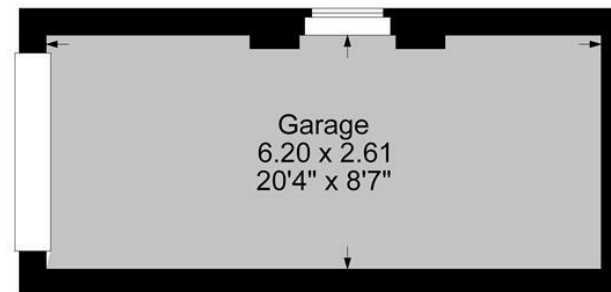


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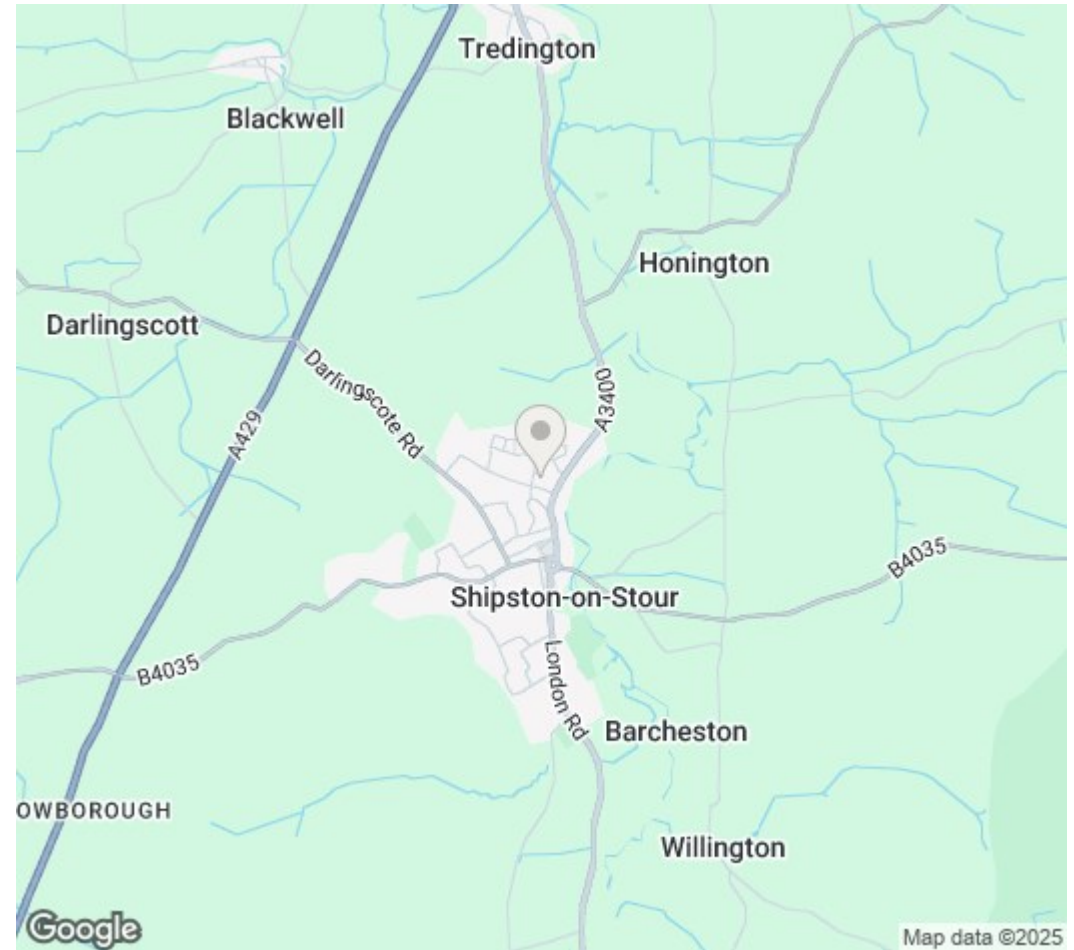


Ground Floor

Approximate Gross Internal Area  
Ground Floor = 65.29 sq m / 703 sq ft  
Garage = 16.18 sq m / 174 sq ft  
Total Area = 81.47 sq m / 877 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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