

Peter Clarke



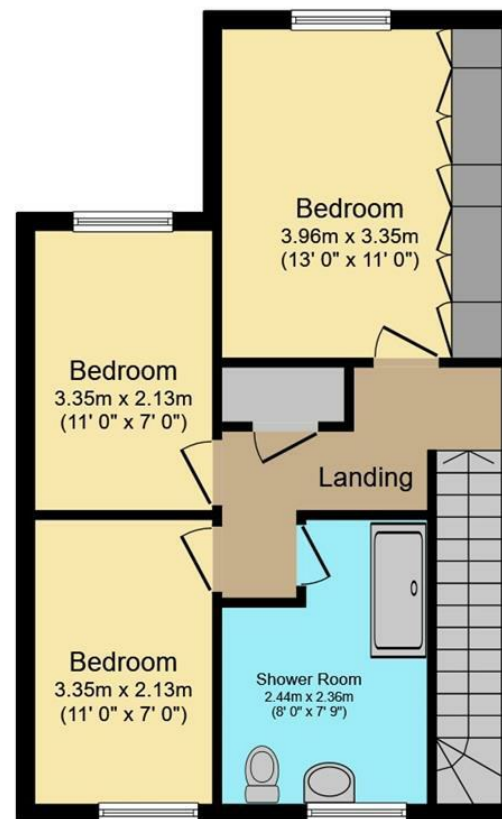
2 New House Idlicote Road, Halford, Shipston-on-Stour, Warwickshire, CV36 5DE

2 New House, Idlicote Road, Shipston-on-Stour



Ground Floor

Floor area 46.2 sq.m. (497 sq.ft.)



First Floor

Floor area 46.4 sq.m. (499 sq.ft.)

Total floor area: 92.6 sq.m. (996 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Village location with amenities
- Three bedrooms and a shower room
- Open plan kitchen/sitting room
- Separate dining room and cloakroom
- Low maintenance garden with side access
- Easy access on to The Fosse Way and surrounding road networks
- Viewing highly recommended



£395,000

A very well presented three bedroom house located in the popular village of Halford. Further benefits include an open plan kitchen/sitting room, separate dining room and low maintenance garden to rear.

Halford is a delightful South Warwickshire village set in rolling countryside. Halford has a parish church, public house, play area and garage with shop.

ACCOMMODATION

ENTRANCE HALL

with understairs storage, oak effect flooring

CLOAKROOM

with pedestal wash hand basin, wc, tiled flooring

SITTING ROOM

with sliding patio doors to garden, feature faux fireplace, oak effect flooring, opening to kitchen and door to dining room

KITCHEN

with window to rear and door to garden. Range of matching wall and base units with wood effect work surface over, incorporating sink with drainer and four ring induction hob with extractor fan over. Integrated appliances include oven, low level fridge and freezer and a dishwasher. Tiled flooring.

DINING ROOM

with window to front, space for dining table and chairs, feature wall panelling and oak effect flooring.

LANDING

Loft hatch with ladder, light and boarding. Linen cupboard with slatted shelving

BEDROOM

with window to rear

BEDROOM

with window to front

BEDROOM

with window to rear

SHOWER ROOM

with opaque window to front, walk-in shower, wash hand basin unit with cupboards below, wc, wood effect flooring

OUTSIDE

To rear is a low maintenance paved garden with planted beds, shrubs and a tree. A ginnel pathway leads to the front, fenced boundaries to rear and side outside power, light and tap.

GENERAL INFORMATION

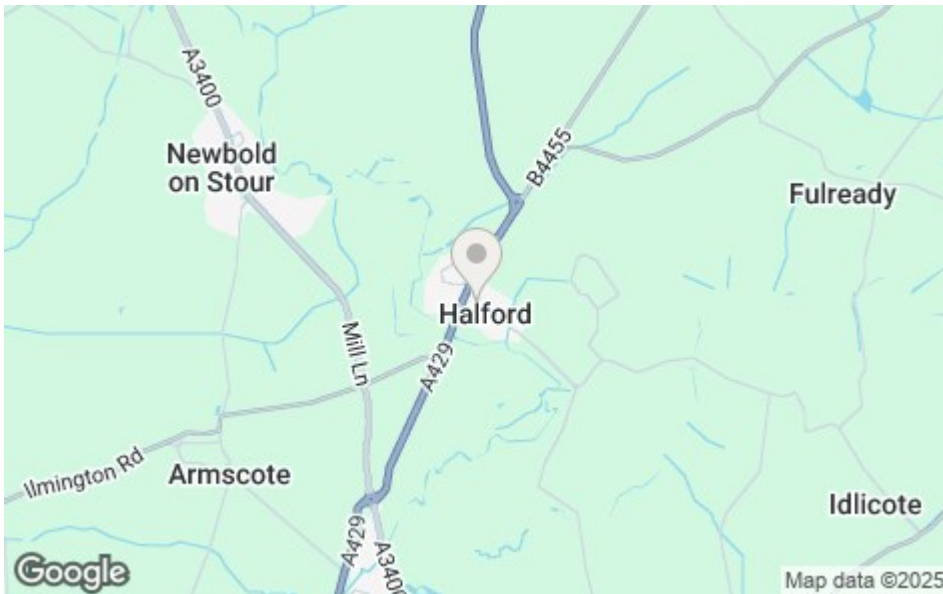
TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG cylinder heating

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements,





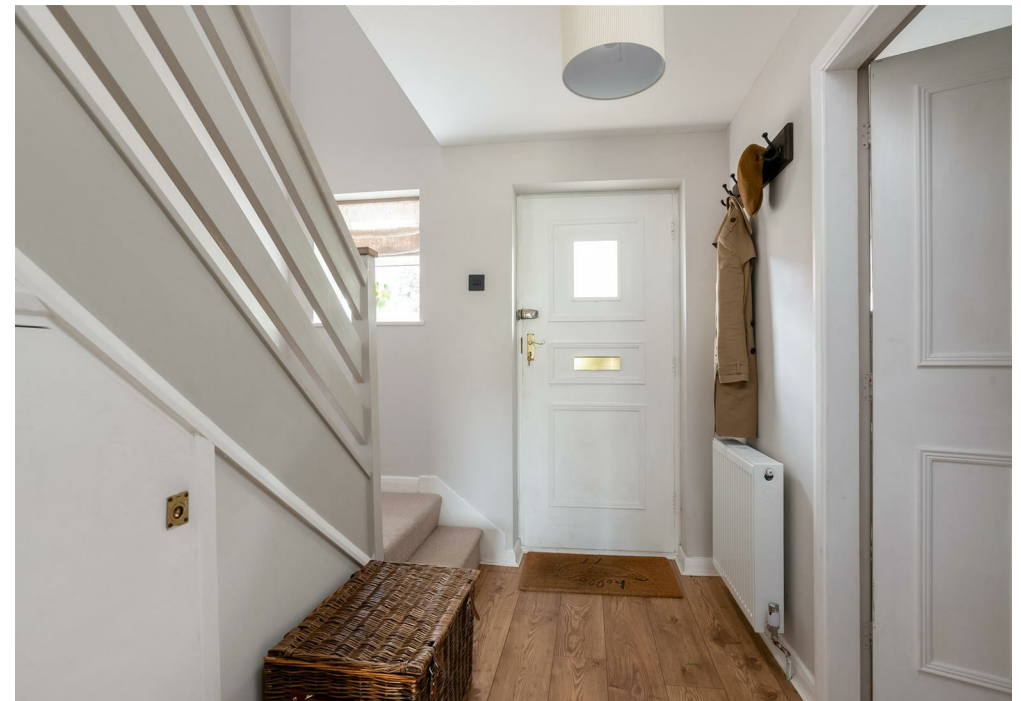


wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority 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 agent.



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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