



106 Hanson Avenue, Shipston-on-Stour, Warwickshire, CV36 4HS



- NO CHAIN
- Detached house
- Two reception rooms and an open plan kitchen with dining space
- Driveway, front and rear gardens
- Very popular residential area



Asking Price £395,000

**NO CHAIN.** A superb opportunity to purchase this three bedroom detached house in an elevated position with views overlooking the town and countryside beyond. The accommodation comprises sitting room, dining room, an open plan kitchen/breakfast room, cloakroom, three double bedrooms and a bathroom.

#### ACCOMMODATION

Entrance hall. Sitting room with bay window to front. Kitchen/breakfast room, an L shaped room with range of matching wall and base units, work top over and double door to garden. Cloakroom. Dining room with bay window to front.

Landing with loft hatch and boiler cupboard housing pressurised water tank. Three bedrooms. Bathroom with P shaped bath, wash hand basin unit with low level drawer, wc, heated towel rail.

Outside to the front is a tarmac drive, partly laid to lawn, gate to side. A pathway leads to the rear with a mix of timber decking, paved pathways, largely laid to lawn, and planted beds.

#### 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 and is understood to lie in Band D.

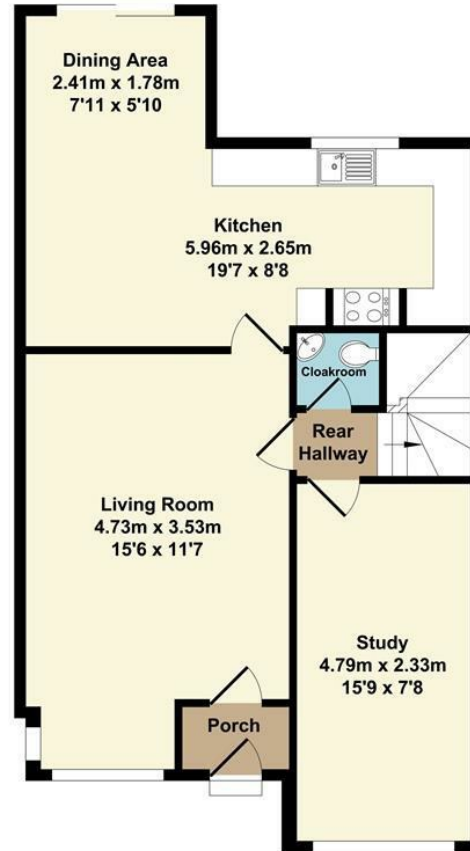
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

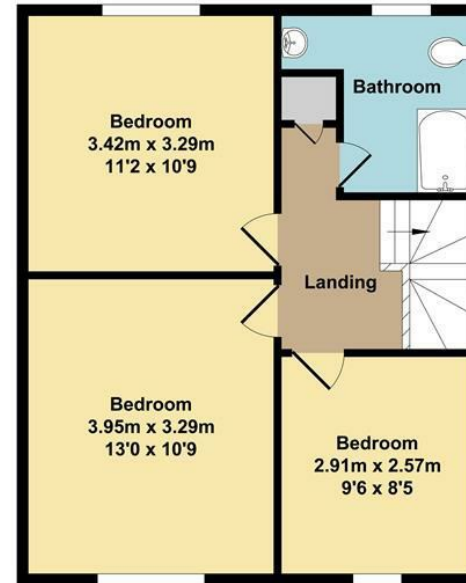


106 Hanson Avenue  
Total Approx. Floor Area 100.2 Sq.M. (1079 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor  
Approx. Floor  
Area 55.6 Sq.M.  
(598 Sq.Ft.)



First Floor  
Approx. Floor  
Area 44.6 Sq.M.  
(480 Sq.Ft.)





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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Peter Clarke

