

Peter Clarke



27 Parsons Close, Shipston-on-Stour, CV36 4JS



- Three bedroom detached house
- Extended on the ground floor
- Open plan kitchen/dining/living room
- Utility and cloakroom
- Sitting room
- Three bedrooms and a bathroom
- Driveway, garage and generous gardens
- Viewing highly recommended



£415,000

A very well presented three bedroom detached house that has been extended on the ground floor. Further benefits include driveway, garage and a generous rear garden. Located towards the rear of a popular cul de sac on the south side of Shipston on Stour.

#### ACCOMMODATION

Entrance porch. Entrance hall with wood effect flooring. Sitting room with window to front, feature gas fireplace, wood effect flooring. Open plan kitchen/dining/living room with windows and doors to rear. Kitchen area with range of matching wall and base units with work top over incorporating stainless steel sink with drainer, and four ring ceramic hob with retractable extractor fan hood over, integrated oven, grill and slimline dishwasher, space for low level fridge. Under stairs storage cupboard, wall mounted boiler cupboard housing Valliant boiler, vinyl tile effect flooring. Opens into dining/living area with wood effect flooring. Utility with window to side, doors to integral garage and rear, high level work top with base units, space for fridge freezer and washing machine, vinyl tile effect flooring. Cloakroom with wc, wash hand basin, vinyl tile effect flooring.

Landing with loft hatch, airing cupboard housing immersion water tank. Bedroom with window to rear, triple wardrobe. Bedroom with window to front and double wardrobe. Bedroom with window to front. Bathroom with opaque window to rear, shower cubicle, wash hand basin, wc, part tiled walls, vinyl flooring.

Outside to the front is a stone chipping driveway, partly laid to lawn, gate to side. Integral garage with up and over door, power, light, rafter storage space. To the rear is a generous garden with a mix of paved pathways, patios, laid to lawn, planted beds, mature shrubs and trees, mix of hedgerow and timber fence boundaries. Timber shed, outside light, power and tap.

#### 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.

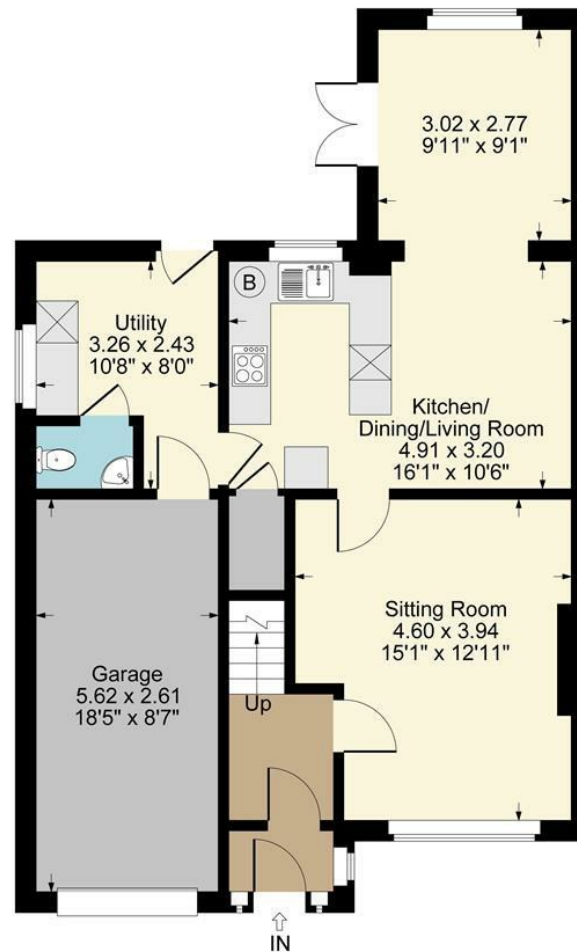
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

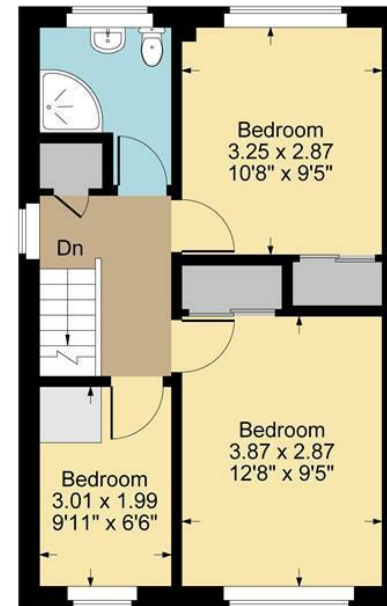
**VIEWING:** By Prior Appointment with the selling agent.



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Ground Floor

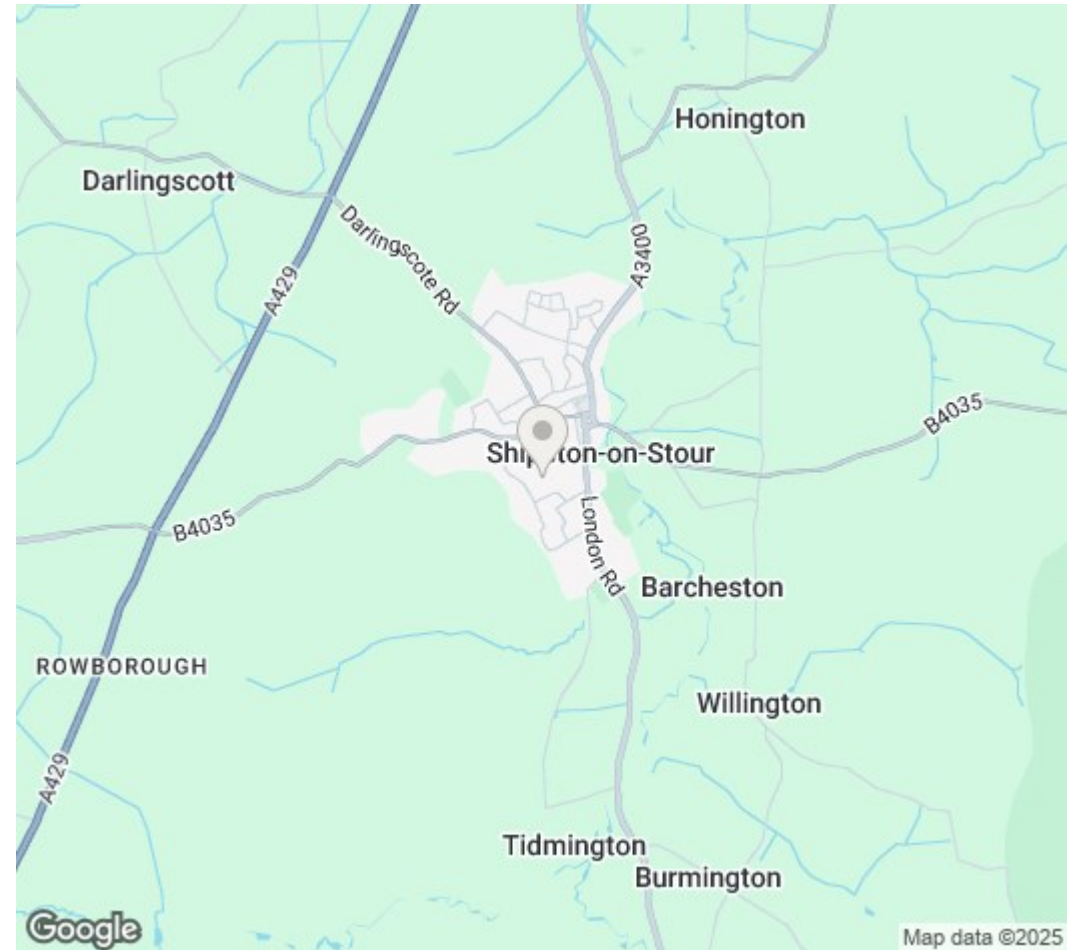


First Floor

Approximate Gross Internal Area  
Ground Floor = 59.05 sq m / 636 sq ft  
First Floor = 39.32 sq m / 423 sq ft  
Garage = 14.66 sq m / 158 sq ft  
Total Area = 113.02 sq m / 1217 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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