

- NO CHAIN
- Extended four bedroom detached house
- Driveway, store and gardens
- Popular residential area
- · Viewing highly recommended

NO CHAIN. Tucked away at the end of a popular cul de sac is this four bedroom detached house with driveway and garden. Further benefits include three receptions rooms, a generous kitchen and utility room.

## ACCOMMODATION

Entrance porch, entrance hall, sitting room with bay window to front, double doors to dining room, door to kitchen, feature fireplace, wood effect flooring. Kitchen with window and door to rear, door to dining room and rear hall. Kitchen area with range of matching wall and base units with worktop over, incorporating one and a half bowl stainless steel sink with drainer. Space for electric cooker and slimline dishwasher. Integrated fridge freezer, pantry cupboard, tiled floor. Dining room with double doors to conservatory, wood effect flooring. Conservatory with double doors to garden, tiled flooring. Rear hall, cloakroom with opaque window to side, wash hand basin with low level cupboards, wc, tiled floor. Utility room converted from the garage with opaque window to side, worktop with spaces for washing machine and tumble drier below, base unit. Wall cupboard housing gas boiler, tiled floor.

Landing loft hatch with ladder leading to a boarded loft with internal light. Airing cupboard housing immersion water tank and slatted shelving. Double cupboard with shelving. Bedroom with window to front, triple fitted wardrobe with sliding doors. Bedroom with window to front, over stairs cupboard with internal rail. Bedroom with window to rear, fitted wardrobe with sliding doors, cupboard with internal shelving. Bedroom with window to rear, two sets of wardrobes with sliding doors. Bathroom with opaque window to rear, bath, separate shower cubicle, wash hand basin unit, wc, tiled walls and floors.

Outside to front is a brick paved driveway with plenty of parking. Store with up and over door and internal power. Gate to side, pathway leads to rear where there is mix of paved pathways, patios, laid to lawn, stone chipping walkways, outside light and tap. Timber shed.

## 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 gas, water, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

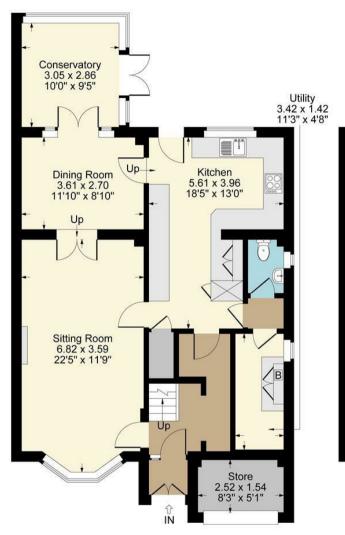




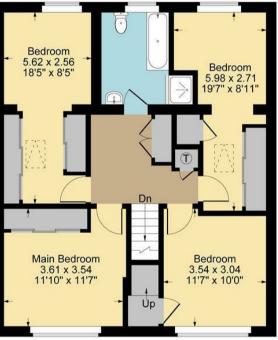








Approximate Gross Internal Area Ground Floor = 87.78 sq m / 945 sq ft First Floor = 70.91 sq m / 763 sq ft Total Area = 158.69 sq m / 1708 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.



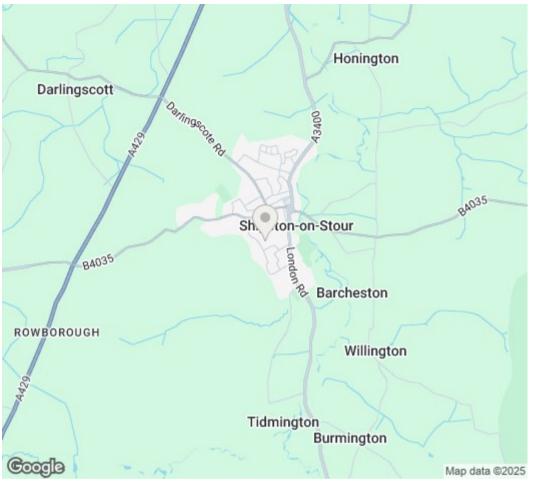
**Ground Floor** 

First Floor

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Multi-award winning offices serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB 01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



