

Peter Clarke



16 Bailey Road, Shipston-on-Stour, CV36 4RW

- Four bedroom detached house
- Sitting room with bay window, open plan kitchen dining room, and utility
- Four bedrooms, two bathrooms
- Driveway and garage, EV charging point
- Landscaped garden to rear
- Seven years NHBC warranty remaining
- Very well presented
- Viewing highly recommended



Offers Over £425,000

A very well presented four bedroom detached house built in 2022, with seven years NHBC warranty remaining. Further benefits include a sitting room with bay window, open plan kitchen/dining room, en suite shower room and family bathroom. Outside there is a tandem driveway, garage and rear garden landscaped by the current owners.

ACCOMMODATION

Entrance hall with under stairs cupboard, Amtico flooring. Cloakroom with opaque window to front, wc, wash hand basin, Amtico flooring. Sitting room with bay window to front. Open plan kitchen/dining room with window to rear and double doors to garden. Kitchen area with range of matching wall and base units, work top and breakfast bar, one and a half bowl stainless steel sink with drainer and four ring gas hob with brushed metal extractor fan hood over, integrated double oven, dishwasher, space for fridge/freezer, Amtico flooring. Utility with door to side, work top, integrated washing machine, space for dryer, wall cupboards, Amtico flooring.

Landing with loft hatch and linen cupboard housing combi boiler. Main bedroom, window to rear, fitted double wardrobes. En suite shower room with shower cubicle, wash hand basin, wc, chrome heated towel rail, part tiled walls. Bedroom with window to rear and wood effect flooring. Bedroom with window to front, currently used as a study, Amtico flooring. Bathroom with opaque window to side, bath with shower over, wash hand basin, wc, chrome heated towel rail, Amtico flooring.

Outside to front is a mix of paved pathways, planted and raised beds, stone chippings. To the side is a tandem tarmacadamed driveway leading to the garage with up and over door, internal power and light, rafter storage space. Side gate to rear tiered landscaped garden with a mix of paved pathways, patios, laid to lawn, mature shrubs and trees, outside tap and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of approximately £500 pa. 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 E.

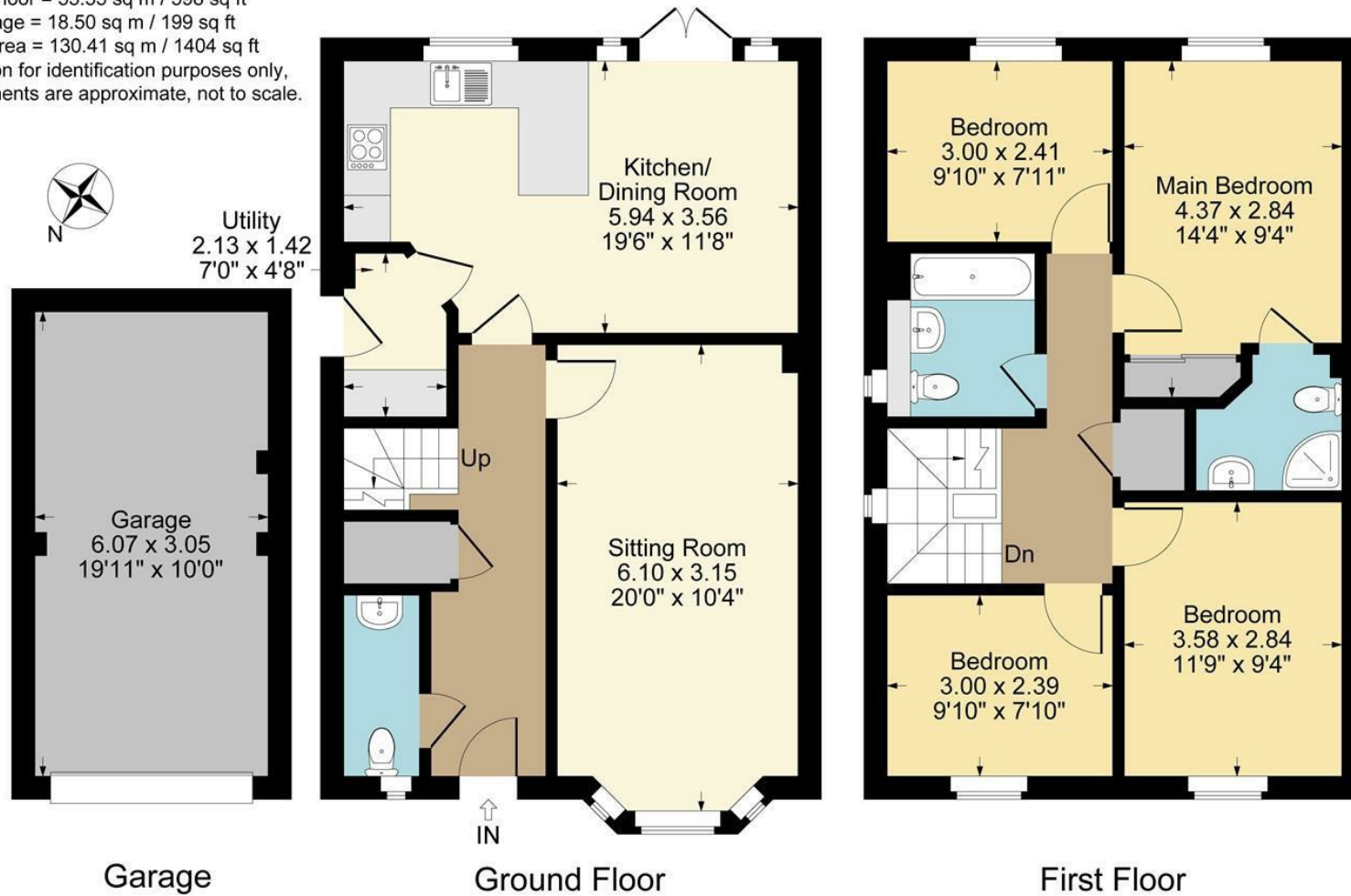
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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Approximate Gross Internal Area
Ground Floor = 56.36 sq m / 607 sq ft
First Floor = 55.55 sq m / 598 sq ft
Garage = 18.50 sq m / 199 sq ft
Total Area = 130.41 sq m / 1404 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.

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serving South Warwickshire & North Cotswolds

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

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