

Peter Clarke



Mill Bank House, Mill Street, Shipston-on-Stour, CV36 4AW

- NO CHAIN
- Town centre location with private parking
- Tucked away position
- Spacious accommodation
- Potential for holiday letting
- Viewing highly recommended



Guide Price £325,000

**NO CHAIN.** In a tucked away position is this two bedroom, two bathroom town centre character cottage. Further benefits include a stylish kitchen, sitting room, conservatory, utility room and a garden workshop (which could be removed).

#### ACCOMMODATION

Entrance hall with tiled flooring. Utility with window to rear, wooden work top, Belfast style sink, space for washing machine and tumble dryer, wc and tiled flooring. Kitchen with dual aspect, range of matching wall and base units with work top over incorporating stainless steel sink and drainer, Smeg oven with built in gas hob and brushed metal extractor fan hood over, space for dishwasher, tiled flooring, space for dining table. Rear Hallway with under stairs storage cupboard. Sitting Room with internal window, doors and windows to conservatory, shelving. Conservatory with half height brick and upvc double glazed framework, tiled flooring.

Landing with skylight to front. Bedroom with window to rear. En Suite Bathroom. Bedroom with window to front. En Suite Shower Room.

Outside to the front is a tandem double parking space. Side gate leads to the rear with paved pathway, timber workshop with internal power, light and plenty of sockets, could be used as an office, studio or hobby room. Could also be removed altogether to obtain more garden space.

#### 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. The property is to be assessed for council tax purposes.

**BUSINESS USE:** The property currently has approved planning permission to be used as commercial offices. The current Business Ratable Value for the property is understood to be £13,000 per annum and some small business rates relief may be available.

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

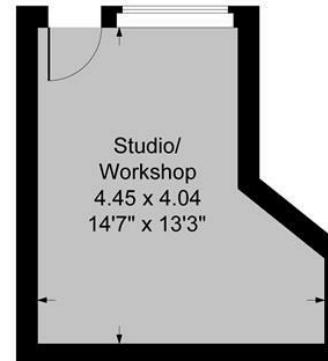
**VIEWING:** By Prior Appointment with the selling agent.



### Mill Bank House, Shipston-on-Stour



First Floor



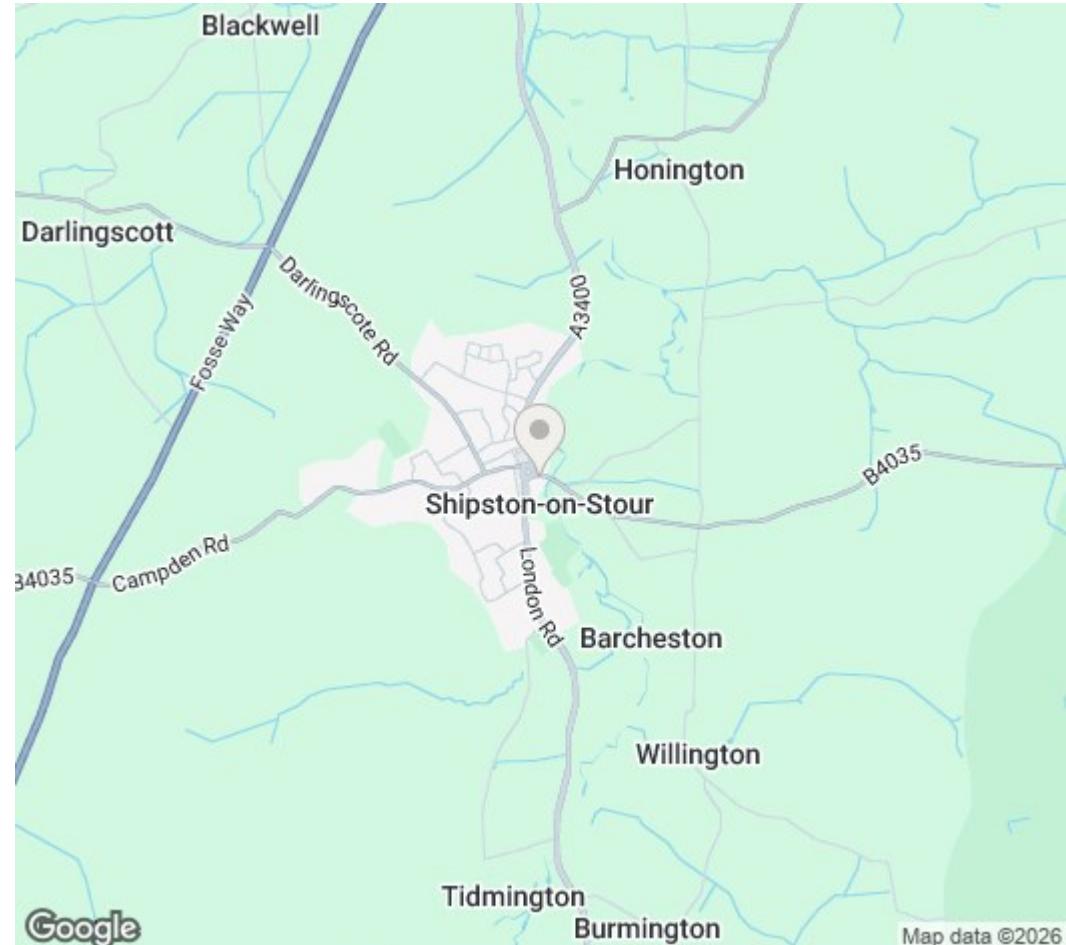
Outbuilding



Ground Floor

Approximate Gross Internal Area  
Ground Floor = 59.60 sq m / 641 sq ft  
First Floor = 36.80 sq m / 396 sq ft  
Outbuilding = 14.80 sq m / 159 sq ft  
Total Area = 111.20 sq m / 1196 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 or 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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