

Peter Clarke

IN ASSOCIATION WITH

Winkworth



9 Washbrook Place, Ilmington, Shipston-on-Stour, CV36 4LZ

- Highly sought-after village location
- Superb open-plan kitchen, dining and sitting room
- Three bedrooms, modern shower room and ground floor cloakroom
- Separate utility, wide driveway and landscaped gardens
- Delightful rear views, outside store with power and light
- Viewing highly recommended



Asking Price £409,950

A superb opportunity to acquire this beautifully renovated three-bedroom home in the highly desirable village of Ilmington. The property has been refurbished throughout by the current owners and is presented in excellent order. Outside, a wide driveway, landscaped gardens to front and rear, and delightful countryside views complete the picture.

ACCOMMODATION

GROUND FLOOR

Entrance hall; open-plan kitchen, dining and sitting room with wood-burning stove and kitchen area with integrated appliances and breakfast bar. rear hall; utility; cloakroom.

FIRST FLOOR

landing, three bedrooms; shower room.

OUTSIDE

Double gates to a tarmac driveway, landscaped front and rear gardens with patios, lawn and planted beds, timber shed and a fitted outside store with power and light. All enjoying open views to the rear.

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

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 74% Vodafone (Checked on Ofcom Aug26)

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.

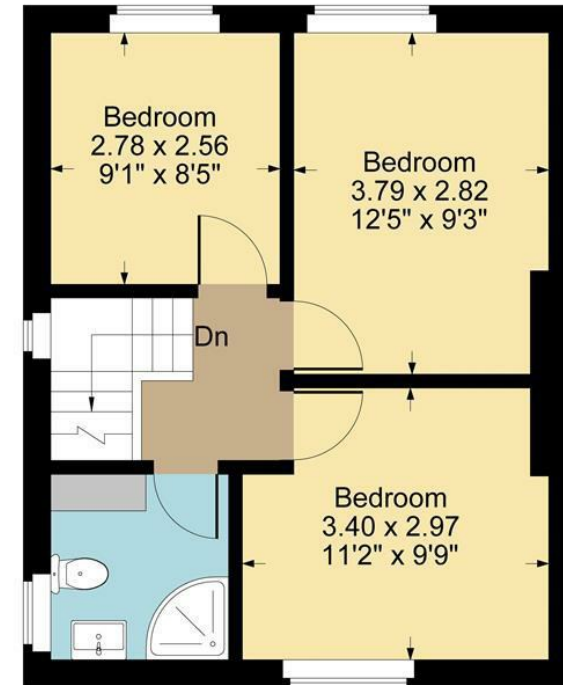
VIEWING: By Prior Appointment with the selling agent.



9 Washbrook Place, Ilmington



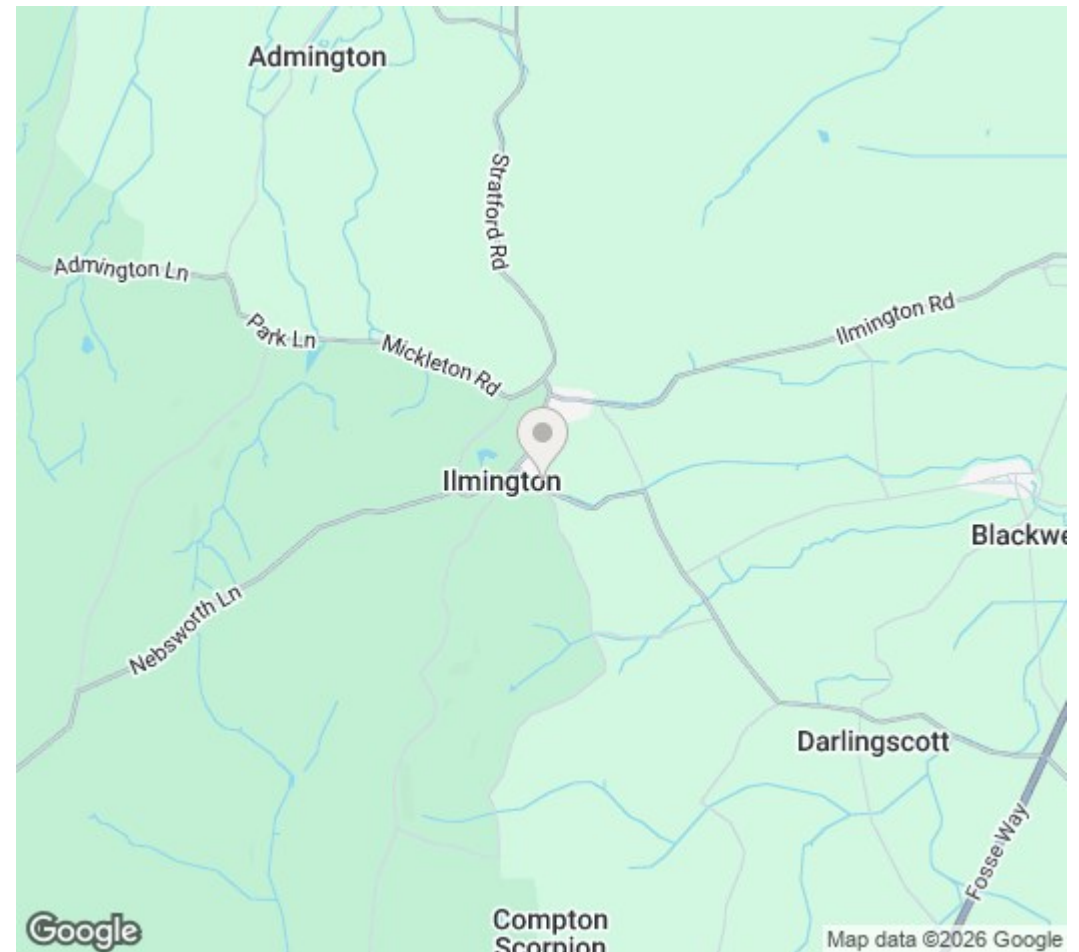
Ground Floor



First Floor



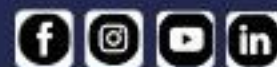
Denotes restricted head height



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Peter Clarke

an estate agency

Winkworth