

Peter Clarke



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

- Off road parking for two vehicles
- Ideal holiday let or investment
- Sitting room, dining hall and kitchen
- Town centre location
- NO CHAIN



Offers Over £300,000

**NO CHAIN.** In an elevated position within walking distance of the town centre is this two bedroom, two bathroom semi-detached cottage. Offering a superb mix of character and convenience.

#### ACCOMMODATION

Door leads to Dining Hall with window to front and under stairs storage cupboard. Glass tiled partition opening into Kitchen with window to rear, matching wall and base units with work top over incorporating sink and drainer, four ring electric hob, space for appliances. Sitting Room with dual aspect, feature open fireplace, fitted shelving.

Landing with ladder leading to a boarded loft space with internal light and power, boiler cupboard housing combi boiler. Bedroom with window to front. En Suite Shower Room. Bedroom with window to rear. En Suite Bathroom.

Outside to the front is a parking bay with space for two vehicles. Steps lead up to a front garden which has a mix of paved pathways, patios, laid to lawn, planted beds and mature shrubs, pergola, seating area and timber shed. Outside light 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.

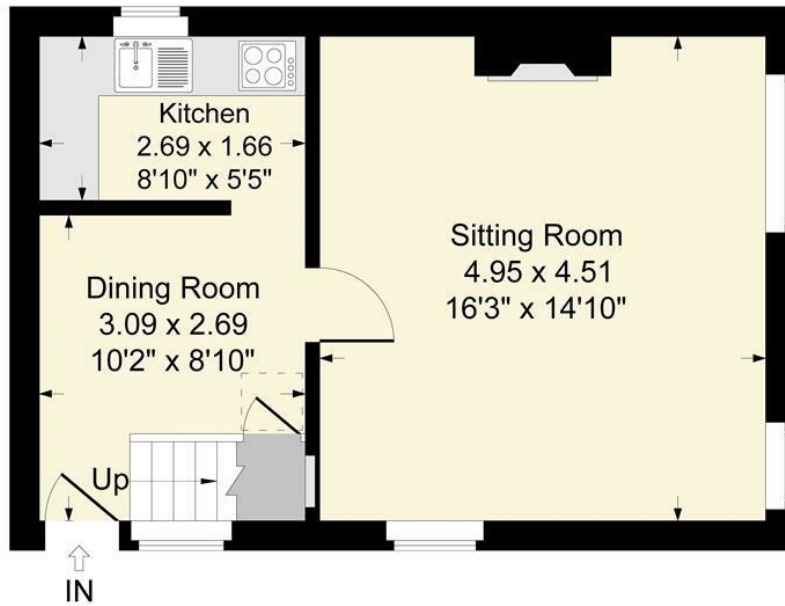
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

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





Ground Floor



First Floor

  
Denotes restricted head height

Approximate Gross Internal Area  
Ground Floor = 38.00 sq m / 409 sq ft  
First Floor = 37.90 sq m / 408 sq ft  
Total Area = 75.90 sq m / 817 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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