The Loft, 1 Basket Hall, Shipston-on-Stour, Warwickshire, CV36 4BP

- Coach House Style Property built by Linfoot Homes
- Versatile and Spacious Accommodation
- Three Bedrooms, Two Having Built in Wardrobes
- Third Bedroom Currently Used as a Study
- Two Bathrooms
- Open Plan Kitchen/Living/Dining Room
- Courtyard Garden
- Off Road Parking

3 2 1

£325,000

A well presented coach house style property on a sought after development in Shipston on Stour. The accommodation briefly comprises of entrance hall, shower room and two bedrooms to the ground floor. To the first floor there is an open plan kitchen/living/dining room and a bedroom with en-suite bathroom. To the front of the property there is off road parking and to the rear a courtyard garden. NO ONWARD CHAIN

ACCOMMODATION

The ENTRANCE HALL has stairs leading to the first floor, and under stairs storage cupboard. The SHOWER ROOM has walk in shower, wc and wash hand basin. BEDROOM with built in wardrobes. BEDROOM which is currently used as a STUDY has doors leading to the rear courtyard garden. To the first floor there is an open plan KITCHEN/LIVING/DINING ROOM with vaulted ceiling and Juliette balcony. The kitchen area has a range of base, wall and drawer units with work surfaces over and integrated appliances to include oven, gas hob, fridge/freezer, dishwasher and washing machine. The main BEDROOM has fitted wardrobes and vaulted ceiling with feature beams. The EN SUITE BATHROOM has a bath with shower over, wc and wash hand basin. To the front of the property there is off road parking and an archway leads round to the rear walled courtyard garden..

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. There is an Estate charge of £177 per annum.
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 Stratford on Avon District Council 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 Agents.

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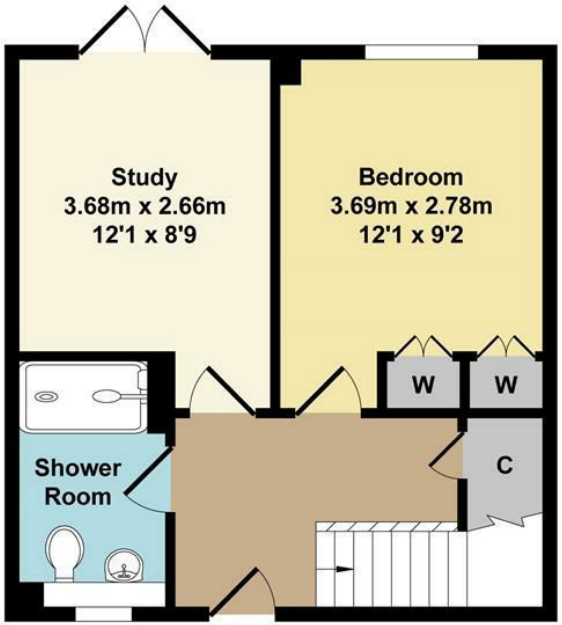
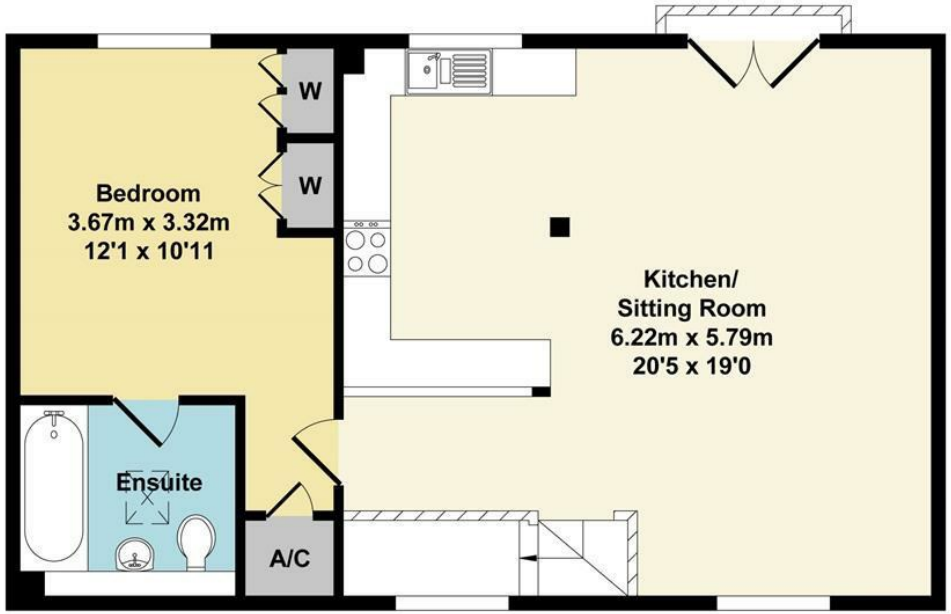
Total Approx. Floor Area 87.90 Sq.M. (947 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Ground Floor
Approx. Floor
Area 32.10 Sq.M.
(346 Sq.Ft.)

First Floor
Approx. Floor
Area 55.80 Sq.M.
(601 Sq.Ft.)

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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