

Peter Clarke



26A Old Road, Shipston-On-Stour, CV36 4HE

- *NO ONWARD CHAIN*
- End Terrace Property
- Two Bedrooms & Modern Bathroom
- Sitting Room/Dining Room & Conservatory
- Fitted Kitchen with Space for Appliances
- Private Rear Garden & Off Road Parking



£285,000

A beautifully presented end terrace property close to the town centre in Shipston on Stour. The property has been modernised and upgraded by the current owner to add additional storage and offer versatile use of the ground floor. There are two bedrooms and a modern bathroom to the first floor. A private rear garden and an off road parking space are additional features that make this an ideal purchase for a buyer who is looking for a home ready to move into.

ACCOMMODATION

The entrance hall has stairs leading to the first floor and opens into the dining area. There are useful under stairs storage cupboards which have been added by the current owner. Going through to the sitting room there is a feature fireplace with coal effect gas fire. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, space and plumbing for appliances. A door leads out to the conservatory which is of brick and glazed construction and has a door to the rear garden. To the first floor the main bedroom has a fitted cupboard and the second bedroom has been converted into a dressing room with a range of wardrobes and under eaves storage. The bathroom has a white contemporary suite comprising of bath with shower over, modern wash basin with cupboard beneath, wc and storage cupboard. To the rear of the property there is a pretty courtyard garden and a lawn to the side. A gate leads to the parking 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.

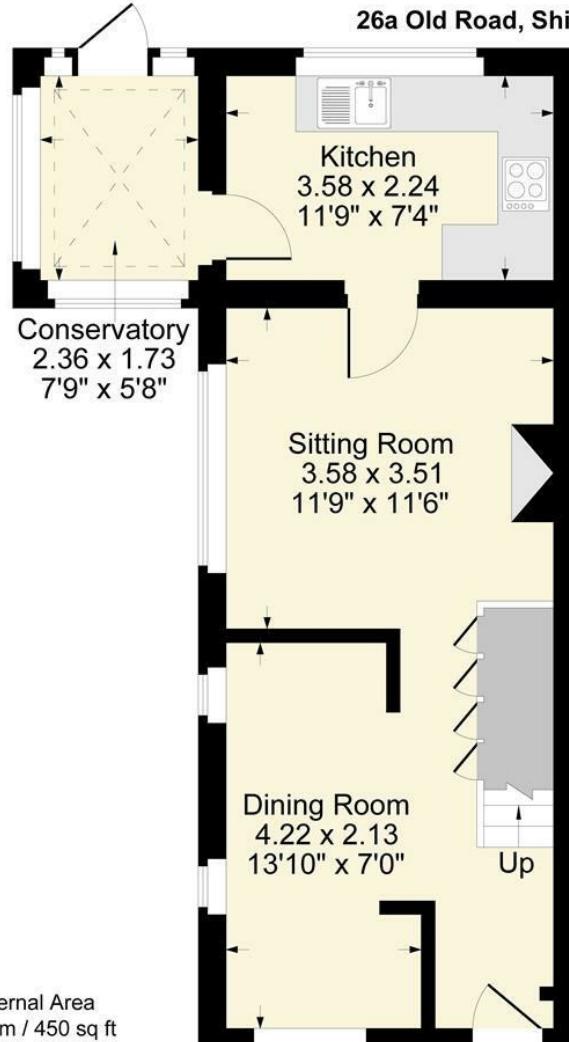
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band C.

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 Agents.



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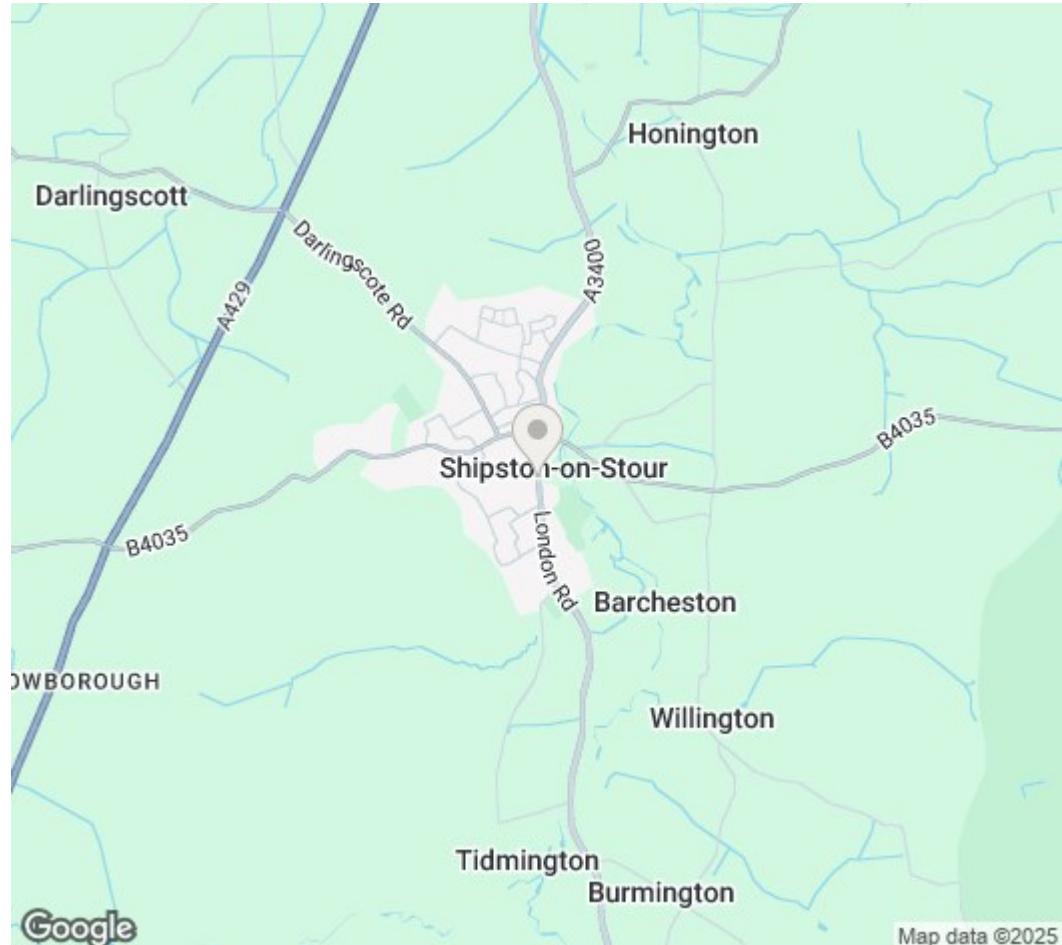


Ground Floor

Approximate Gross Internal Area
Ground Floor = 41.83 sq m / 450 sq ft
First Floor = 28.19 sq m / 304 sq ft
Total Area = 70.02 sq m / 754 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor



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serving South Warwickshire & North Cotswolds

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