

Peter Clarke

IN ASSOCIATION WITH

Winkworth



11 Manor Lane, Shipston-On-Stour, CV36 4EF

- Popular residential area
- Three bedrooms and a loft room
- Ground floor bathroom and ensuite shower room
- Close to town and local schools
- Landscaped garden with pergola seating area
- Driveway and garage
- Viewing highly recommended



£365,000

A well-presented three bedroom semi-detached house with driveway, garage and gardens. Open plan kitchen/dining room, sitting room and a useful loft room. Located only a short distance from the town centre, schools and leisure centre.

### ACCOMMODATION

#### GROUND FLOOR

The entrance hall leads to all principle rooms and stairs to first floor. Bathroom has a window to rear, bath with shower attachment, wash hand basin unit, WC. part tiled walls and tiled floor. Sitting Room with dual aspect, feature electric fireplace and a central ceiling fan. Kitchen/Dining Room is open plan with window to rear, dining area with storage cupboards opens into the kitchen area. Range of matching wall and base units with worktop over incorporating stainless steel sink with drainer. Space for appliances. Wall mounted combi boiler. Door to rear.

#### FIRST FLOOR

Main bedroom with window to front a good sized double room with ensuite Shower Room comprising of shower cubicle, wash and basin, WC. Bedroom two is a double room with window to front. Bedroom three with window to side. Loft room with Velux windows, loft hatch, eaves storage cupboards, carpeted, light and power point.

#### OUTSIDE

To the front there is a mix of stone chippings, paved pathways, tandem driveway, outside light and PowerPoint. Side door leads to covered walkway. Garage which is extra long with double doors to front, power and light. Workbench to side door to rear garden which has a mix of paved patios, pathways, chipping beds, laid to lawn, planted beds, shrubs and trees. Pergola with decked seating area. Timber shed. Outside light and tap.

#### 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 gas and electricity are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

**BROADBAND/MOBILE COVERAGE:** Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 74% O2 and Vodafone (Checked on Ofcom Aug26)

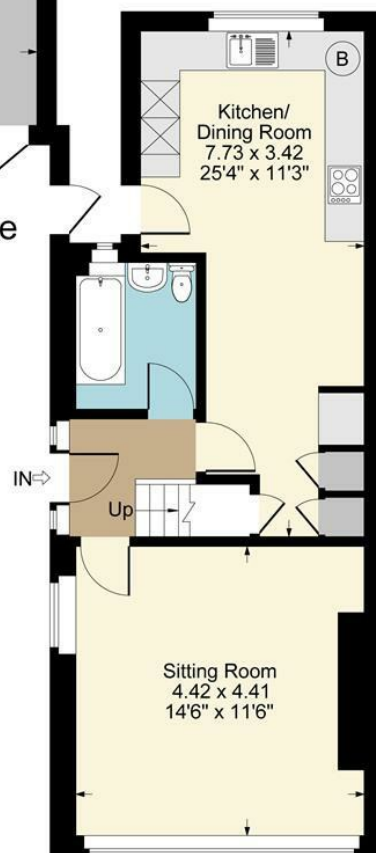
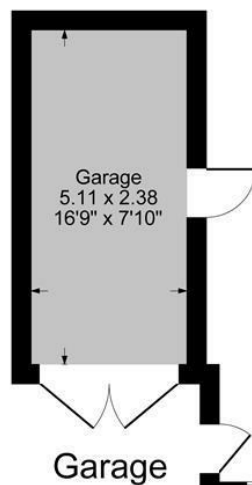
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C

**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 agent.



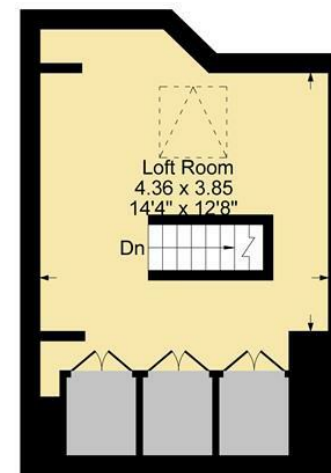
# 11 Manor Lane, Shipston on Stour



Ground Floor



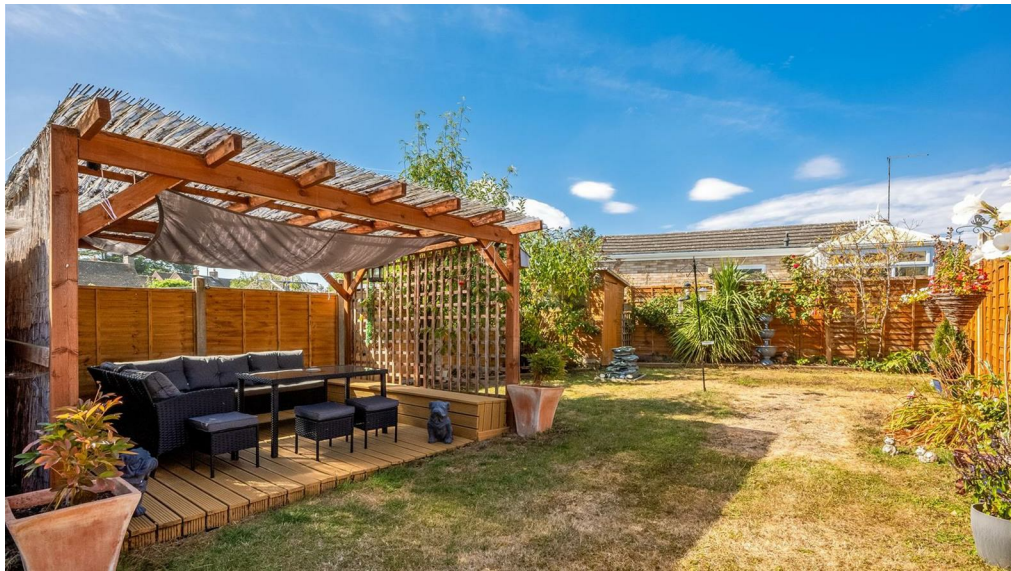
First Floor



Second Floor

Approximate Gross Internal Area  
Ground Floor = 50.91 sq m / 548 sq ft  
First Floor = 38.63 sq m / 416 sq ft  
Second Floor = 26.15 sq m / 281 sq ft  
Garage = 12.16 sq m / 131 sq ft  
Total Area = 127.85 sq m / 1376 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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AN ASSOCIATE OF WINKWORTH

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