



2 Darlingscote Mews, 10 Darlingscote Road, Shipston-On-Stour, CV36 4DR

- Two Bedroom Semi Detached Property
- Renovated by the Current Owner
- High Gloss Modern Fitted Kitchen
- Ground Floor Cloakroom
- Wet Room to First Floor
- Dual Aspect Sitting Room
- Courtyard Garden
- Off Road Parking Space



£290,000

A two bedroom semi detached property within walking distance of the town centre. The current owner has renovated it throughout and makes the most of the spacious and versatile accommodation. The property briefly comprises of entrance hall, cloakroom, sitting/dining room and kitchen to the ground floor. To the first floor there are two bedrooms and a wet room. Outside there is an enclosed courtyard garden and an off road parking space.

ACCOMMODATION

The property is approached via a path from the parking area. The entrance hall has stairs leading to the first floor, a cloakroom with wc and wash hand basin and doors leading into the kitchen and sitting room. The sitting room has a feature fireplace with electric fire, wood effect flooring and sliding patio doors to the garden. Double doors lead through to the kitchen which has a range of base drawer and wall units with work surfaces over, stainless steel one and a half bowl sink and drainer, integrated appliances to include, eye level electric oven, microwave, gas hob with extractor above, dishwasher and washing machine. The wall mounted boiler is concealed in a kitchen unit. To the first floor there are two bedrooms and a wet room. Outside there is a courtyard style garden with a side gate leading to the front of the property and the parking area. viewing is highly recommended to appreciate the accommodation on offer

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 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.

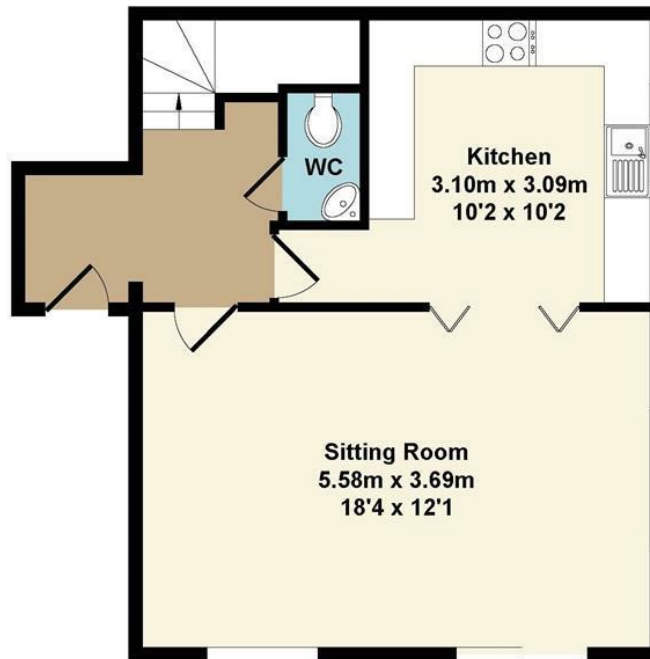
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

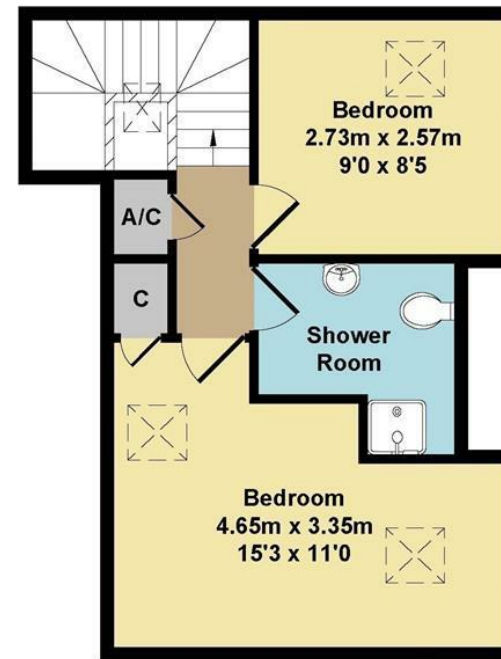


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Total Approx. Floor Area 70.20 Sq.M. (756 Sq.Ft.)

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 40.30 Sq.M.
(434 Sq.Ft.)



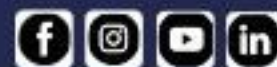
First Floor
Approx. Floor
Area 29.90 Sq.M.
(322 Sq.Ft.)



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