

Peter Clarke

IN ASSOCIATION WITH

Winkworth



56 New Street, Shipston-on-Stour, Warwickshire, CV36 4EN

- Ideal first buy, downgrade or investment property
- Two bedroom cottage
- Ground floor bathroom
- Courtyard garden
- Town centre location



Offers Over £225,000

**NO CHAIN.** An excellent opportunity to purchase this **FREEHOLD** two bedroom cottage with a courtyard garden and only a short distance from the town centre.

**ACCOMMODATION**

Front door opens into Sitting Room with window to front, stripped wooden flooring, stairs to first floor. Kitchen with door to rear, velux window, range of matching wall and base units with work surface over incorporating stainless steel sink and drainer, space for electric cooker, space for further appliances, tiled flooring. Ground Floor Bathroom with opaque window to rear, bath with shower over, wash hand basin, wc, chrome heated towel rail, boiler cupboard housing gas boiler, part tiled walls, tiled floor.

Landing. Double Bedroom with window to front, fitted wardrobes. Bedroom with window to rear and loft hatch.

Outside to the rear is a low maintenance paved garden with stone chipping beds, brick built store, gate to rear.

**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.

**AGENTS NOTE:** Some photos are from previous marketing.

**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 A.

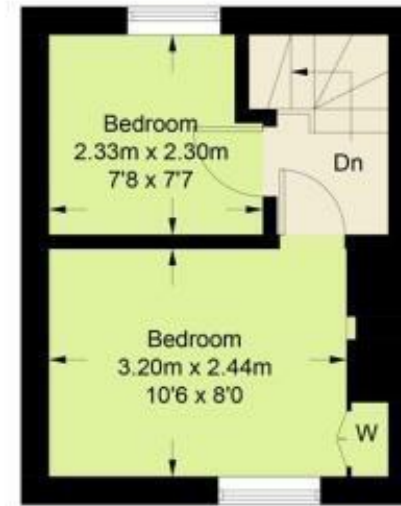
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

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





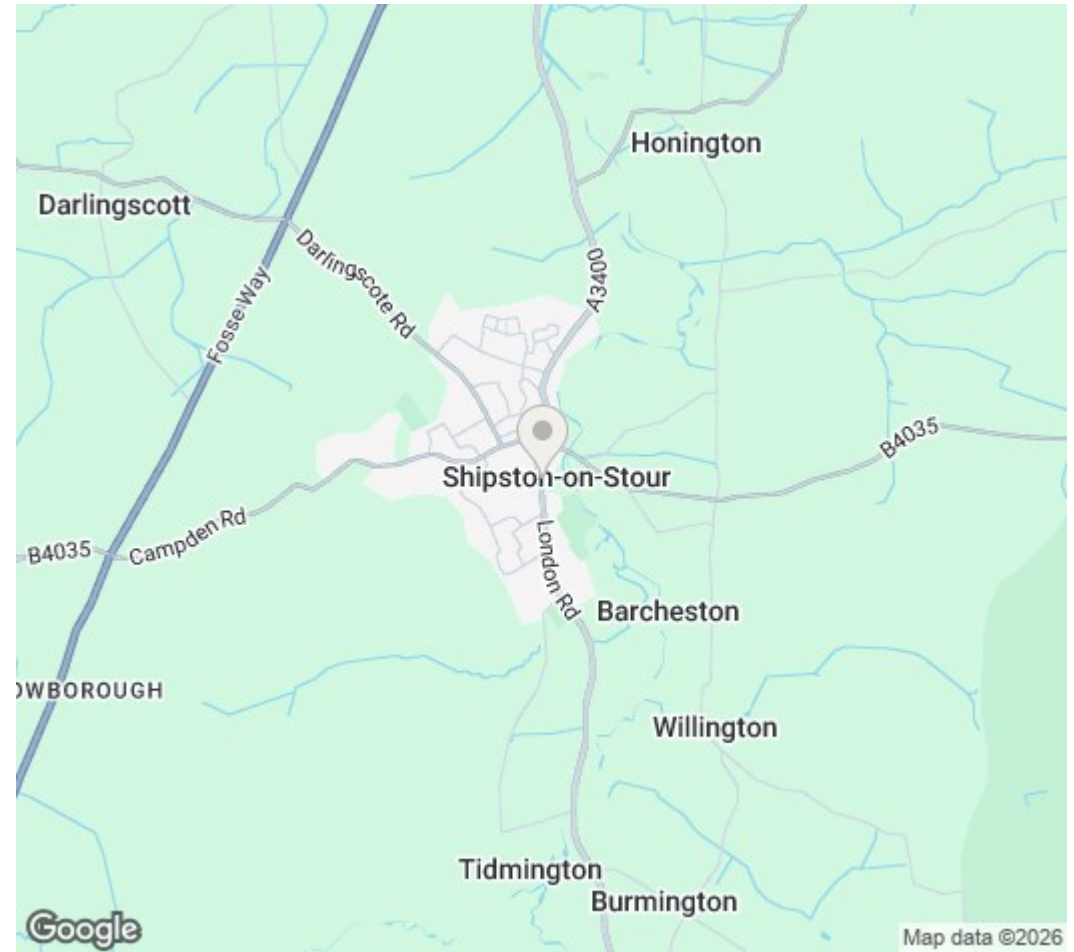
**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2016 (ID352894)



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Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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