



5 Darnley Close, Shipston-on-Stour, Warwickshire, CV36 4RB

- NO CHAIN
- Three bedrooms
- Single driveway
- Sitting room
- Kitchen/diner
- Garden



£244,950

Three bedroom mid terraced house with single driveway and garden.

ACCOMMODATION

Entrance hall, sitting room, kitchen/diner, rear hall, cloakroom, three bedrooms and a bathroom.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with a term of 99 years from 2004 although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have not been advised of which services are connected to the property. 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.

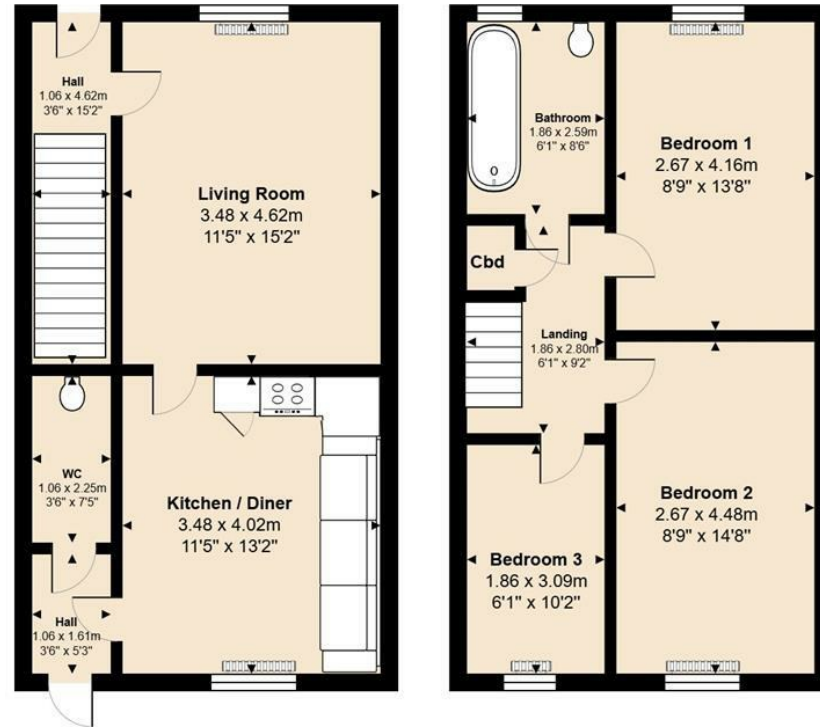
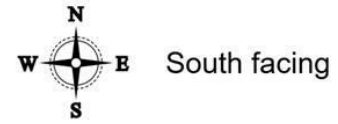
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.



5 Darnley Close



Total Area: 82.6 m² ... 889 ft²

All measurements are approximate and for display purposes only



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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Peter Clarke

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