

7 The Hobbins, Shipston on Stour, Warwickshire, CV36 4QE

- Popular residential area
- Detached house in superb condition
- Landscaped gardens to front and rear
- Sitting room with feature fireplace and gas stove
- Stylish kitchen/dining room with door to garden
- Cloakroom and utilty
- Study or playroom
- Three good size bedrooms
- Bathroom with separate shower
- Vieiwng highly recommended

3 1 2

£399,950

A beautifully appointed three-bedroom detached house in a popular residential area, presented in immaculate decorative order throughout and ready to move straight into. The accommodation comprises a welcoming sitting room with feature fireplace and gas stove, kitchen dining room, separate study, utility room, cloakroom, landing, three bedrooms, and a family bathroom with a separate shower cubicle. Outside, to the front is a tarmacadam driveway providing parking for several vehicles, with gardens to the front and a landscaped two-tiered rear garden.

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 electric, 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.

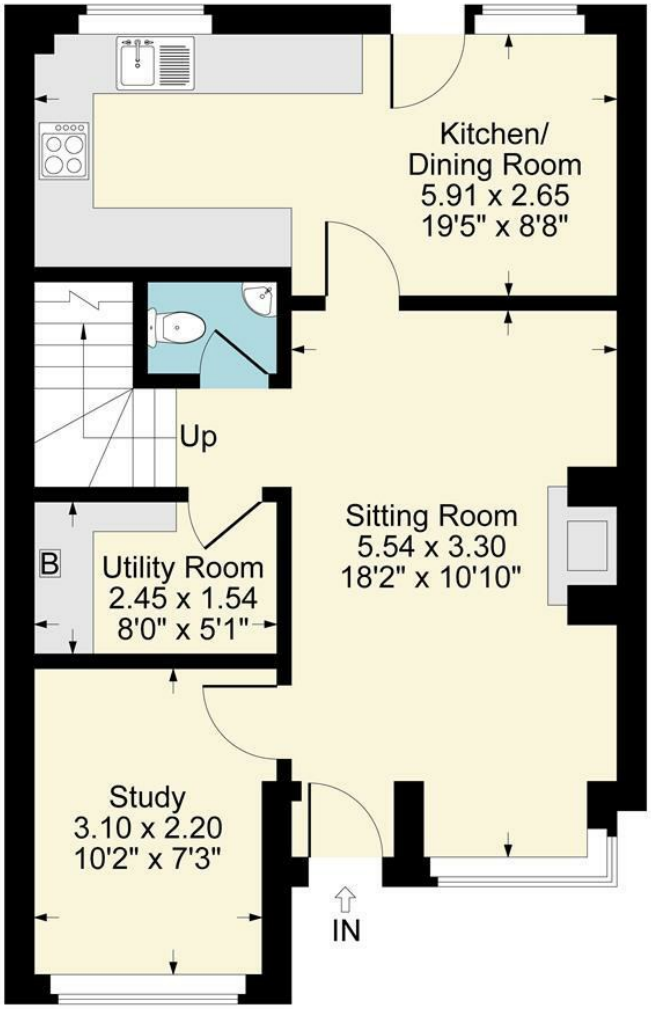
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

FIXTURES AND FITTINGS: Curtains are not included in the sale. All other items should be checked before a sale is agreed.

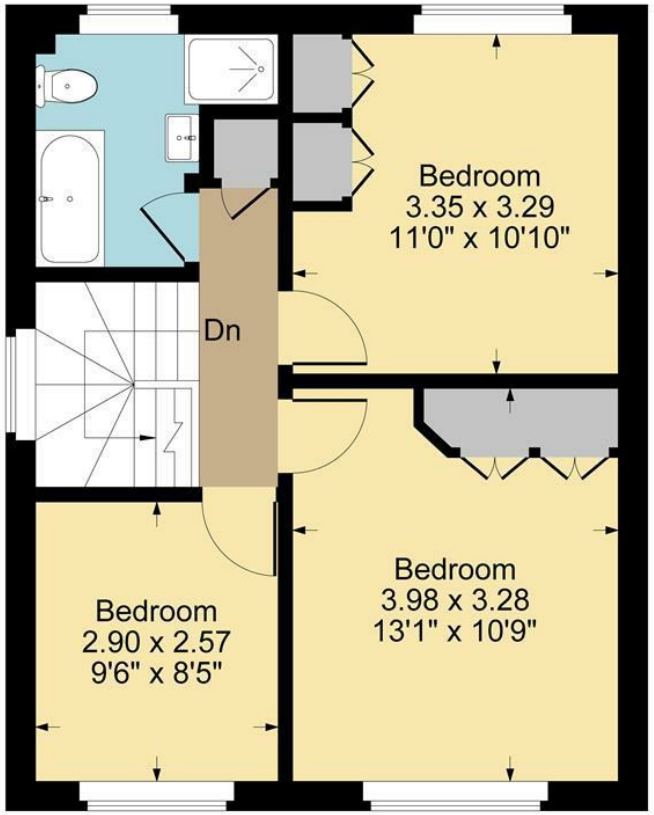








Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 51.80 sq m / 558 sq ft
First Floor = 44.73 sq m / 481 sq ftt
Total Area = 96.53 sq m / 1039 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







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Peter Clarke
Winkworth