

58 Norgren Crescent, Shipston-on-Stour, CV36 4FH

- Beautifully Presented Detached Property Built by Cala in 2019
- Dual Aspect Sitting Room with Bay Window
- Kitchen/Dining Room with Integrated Appliances & Patio Doors
- Three Double Bedrooms with Built In Wardrobes
- Main Bathroom & En Suite Shower Room
- Vendor Prepared to Sell Fully Furnished
- Landscaped Rear Garden with Patio & Decked Area
- Driveway Providing Ample Parking & Garage
- Remainder of 10 Year NHBC Warranty

3 2 1

£450,000

A beautifully presented, three bedroom detached property built in 2019 by Cala Homes. Situated in the market town of Shipston-on-Stour which has been rated as one of the top places to live in "The Times", lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

ACCOMMODATION

The entrance hall has a useful storage cupboard, cloakroom and additional under stairs storage cupboard. Stairs leading to first floor. The sitting room is dual aspect and has a bay window to the side. The kitchen/dining room has double doors leading to the rear garden. A range of base, wall and drawer units with granite work surfaces. Bosch integrated appliances to include fridge/freezer, dishwasher, washer/dryer, electric oven and gas hob with extractor above. The first floor landing has access to the roof space and an airing cupboard with hot water tank. There are three double bedrooms with built in wardrobes and a bathroom with the main bedroom having an en-suite shower room. To the rear of the property there is a private garden accessed by a gate at the side. It has been landscaped with borders, grass, patio and a decked area. The garage has an up and over door, power and light with parking for several cars on the driveway.

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. There is an annual service charge of approximately £375 levied for the upkeep of communal areas.

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 E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING B: 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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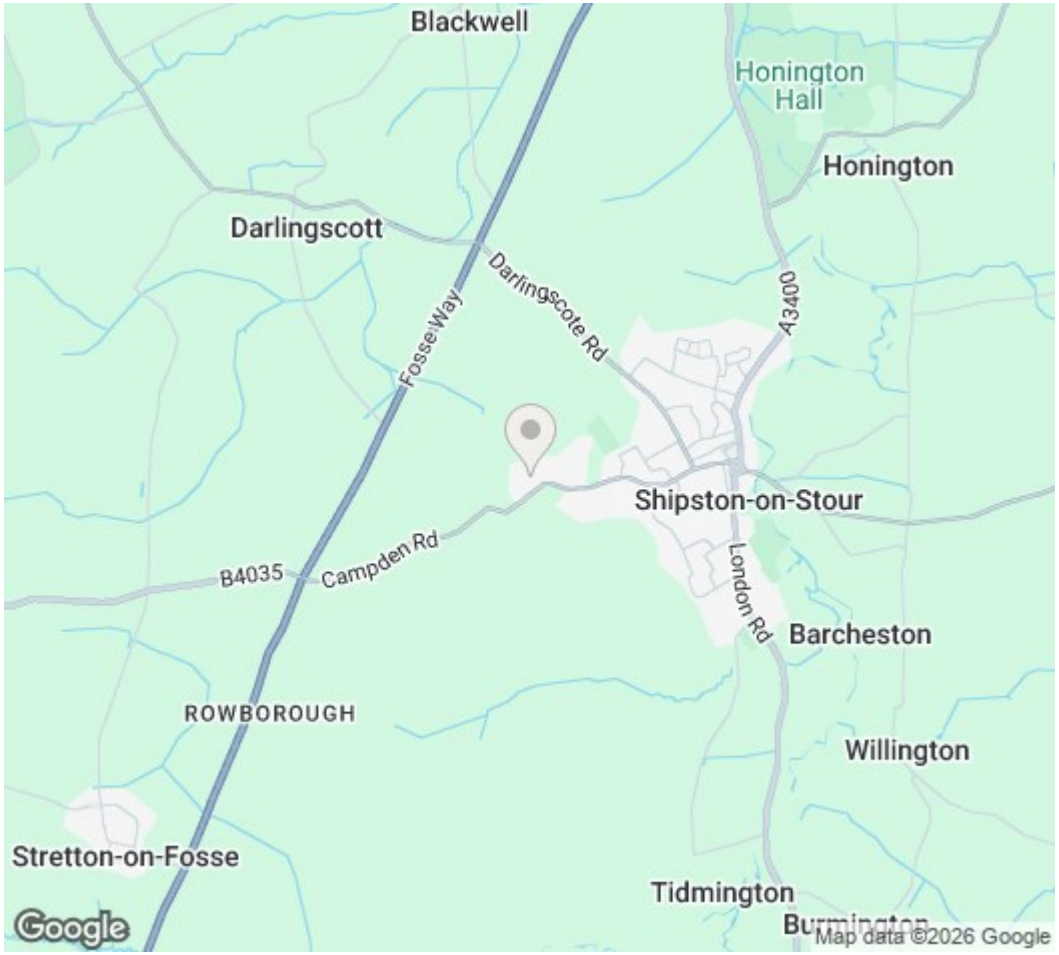


Approximate Gross Internal Area = 96.27 sq m / 1036 sq ft
Garage = 18.57 sq m / 200 sq ft
Total = 114.84 sq m / 1236 sq ft

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







DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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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