



38 Railway Crescent, Shipston-on-Stour, Warwickshire, CV36 4GE

- Superb position
- Popular residential area
- Three double bedrooms
- Landscape garden to rear
- Open layout
- Viewing highly recommended



Asking Price
£350,000

A very well-presented, spacious, three double-bedroom townhouse located in a popular residential area, overlooking the green to front. It features an open-plan layout, main bedroom with ensuite and dressing area, low-maintenance landscaped garden to rear, garage on block, and driveway in front of garage.

ACCOMMODATION

Accommodation comprises entrance hall, cloakroom, open plan kitchen/dining/sitting room, landing, updated bathroom, two double bedrooms, second floor principal bedroom suite with dressing area and ensuite shower room. Low maintenance garden to rear, garage and parking space just beyond.

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 E

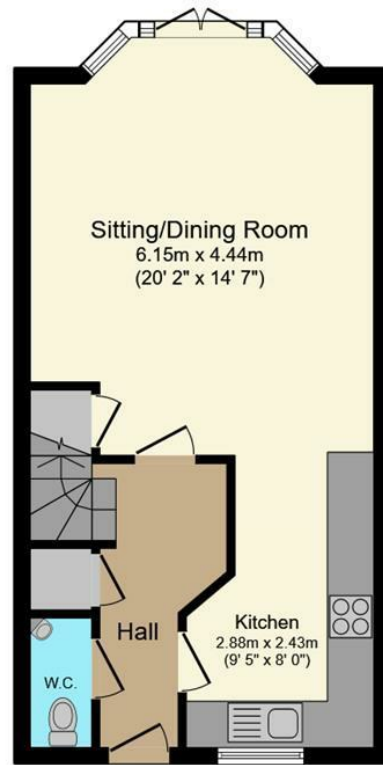
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

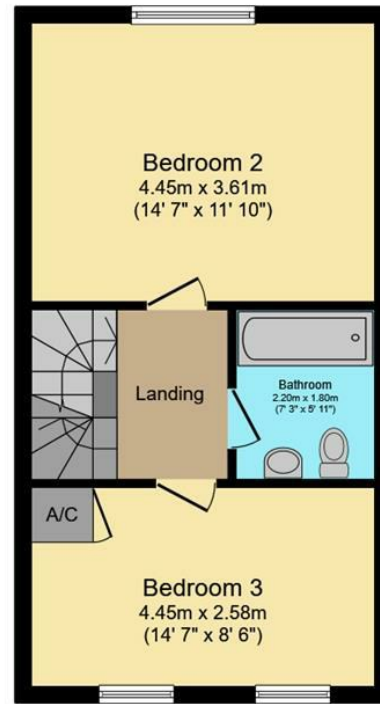
REGULATED BY RICS



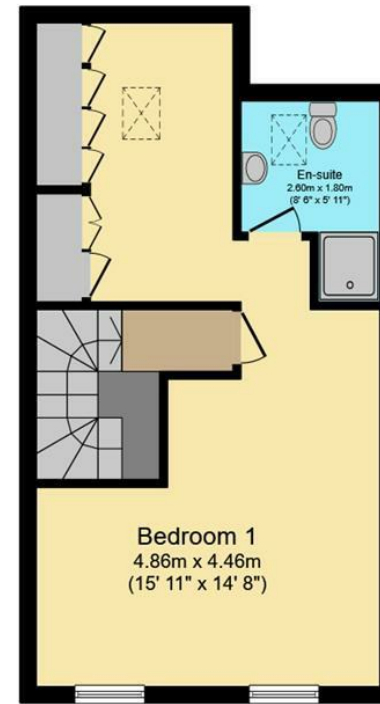
38 Railway Crescent, Shipston-on-Stour, CV36 4GE



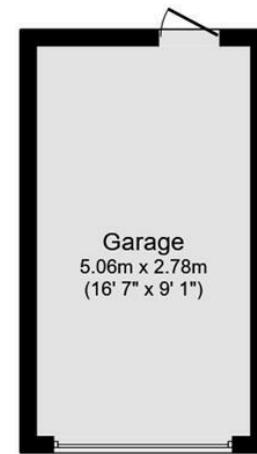
Ground Floor



First Floor



Second Floor



Garage

Total floor area: 127.9 sq.m. (1,377 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

an HMR Homes Limited

Winkworth