

Peter Clarke



42 Beecham Road, Shipston-on-Stour, CV36 4RJ

£295,000



A well presented spacious and versatile three/four bedroom mid terrace town house situated in Shipston-on-Stour. The accommodation briefly comprises to the ground floor: bedroom with en-suite shower room, bedroom/study and utility room. To first floor the landing gives access to sitting/dining room and modern fitted kitchen. To the second floor the landing gives access to master bedroom with en-suite, further bedroom and family bathroom. Externally there is a garden to the rear with access to allocated parking. NO ONWARD CHAIN



**SHIPSTON ON STOUR** is a popular market town, 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.

**ENTRANCE HALL** with double storage cupboard and additional under stairs storage cupboard.

**BEDROOM** having built in wardrobes, window to front elevation and door leading to

**ENSUITE** with double width shower cubicle with tiling to inset, pedestal wash hand basin, low level WC, tiled splash backs, extractor fan and door to reception hall.

**BEDROOM/STUDY** with double doors giving access to the rear garden.

**UTILITY ROOM** with washing machine and tumble dryer, wall mounted storage cupboards and base units with roll top work surface over, wall mounted gas central heating boiler and door leading to rear garden.

#### **FIRST FLOOR**

**SITTING/DINING ROOM** having feature fireplace with inset gas fire and two windows to front elevation.

**KITCHEN** having windows to the rear elevation. A range of base, wall and drawer units with work surfaces over. One and a half bowl sink and drainer with mixer tap. Integrated appliances to include electric fan oven, combination microwave, warming drawer, gas hob with extractor above, dishwasher and American style fridge/freezer.

**SECOND FLOOR LANDING** with access to loft space and airing cupboard housing hot water tank.

**BEDROOM** with built in wardrobes, windows to front elevation and door leading to

**ENSUITE** with double width shower cubicle with tiling to inset, pedestal wash hand basin, low level wc and extractor fan.

**BEDROOM** with window to rear elevation.

**BATHROOM** with window to rear elevation, panelled bath, pedestal wash hand basin and low level wc.

**OUTSIDE** To the rear there is a courtyard garden with gate leading to allocated parking .



## 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.

**DIRECTIONS:** From the centre of Shipston, take the A3400 towards Stratford upon Avon. Continue past the garage taking the second turning left into Station Road. Just past The Black Horse Inn, turn left into Tilemans Lane. Proceed up Tilemans Lane and turn right into Beecham Road, and you will find the property on the right hand side opposite the green.

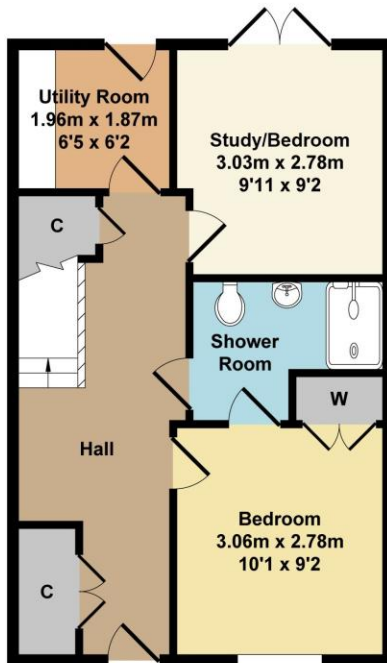
**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

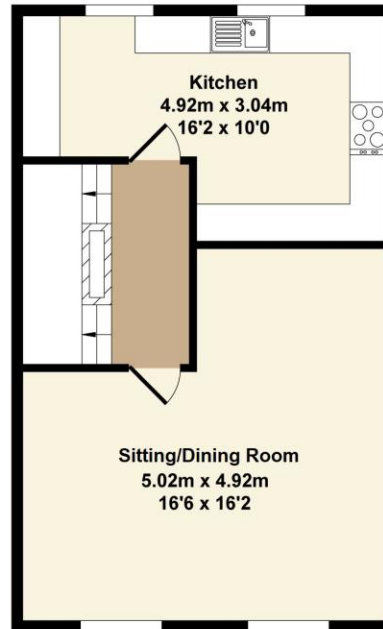
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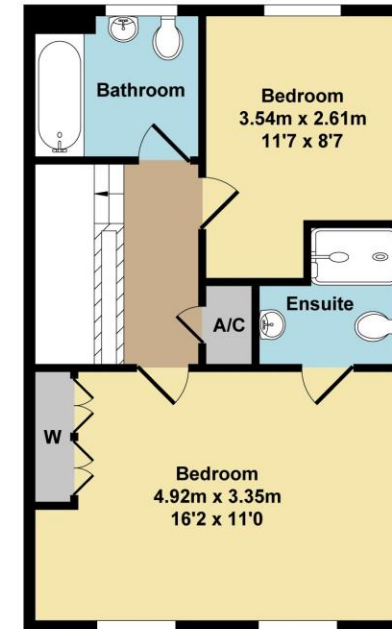
Beecham Road, Shipston on Stour, CV36 4RJ  
Total Approx. Floor Area 120.30 Sq.M. (1295 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 40.10 Sq.M.  
(432 Sq.Ft.)



First Floor  
Approx. Floor  
Area 40.10 Sq.M.  
(432 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 40.10 Sq.M.  
(432 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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 representations 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) 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 (v) 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**

**Six offices serving South Warwickshire & North Cotswolds**