



Peter Clarke

6 Carr Close, Shipston-on-Stour, CV36 4FP

£287,500



A beautifully presented property built by Cala Homes in 2018. The accommodation briefly comprises of dual aspect sitting room, fully fitted kitchen with integrated Bosch appliances and cloakroom to the ground floor. To the first floor there are two generous double bedrooms and a bathroom. Externally there are two off road parking spaces and a landscaped rear garden. Viewing is highly recommended to appreciate the accommodation on offer.



**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** Having Amtico flooring, stairs to first floor and large storage cupboard.

**CLOAKROOM** Having wc and wash hand basin with window to front elevation.

**SITTING ROOM** Being dual aspect and having double doors leading out to the rear garden.

**KITCHEN/BREAKFAST ROOM** Having a range of base, wall and drawer units with work surfaces over. One and a half bowl sink and drainer with mixer tap. Bosch integrated appliances to include electric oven, gas hob with extractor above, fridge/freezer, dish washer and washing machine. Door leading to rear garden.

**FIRST FLOOR LANDING** Having storage cupboard with shelving.

**BEDROOM** Being dual aspect and having dormer windows to front and rear elevations.

**BEDROOM** Having window to rear elevation and built in wardrobe. Loft access.

**BATHROOM** Having window to front elevation. White suite comprising of bath with shower over and glazed screen, wc and wash hand basin.

**OUTSIDE** To the front of the property there are two off road parking spaces and a path to the side giving access to the rear garden. The rear garden has a fenced boundary, patio areas, lawn and planted borders.



## 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 D**

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

**DIRECTIONS:** From the centre of Shipston On Stour turn right into West Street and follow the road out past the new houses and take the last turning on the right into Norgren Crescent and bear left. Carr Close is the first turning on the left and the property is clearly marked by our For Sale board.

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

**REGULATED BY RICS**

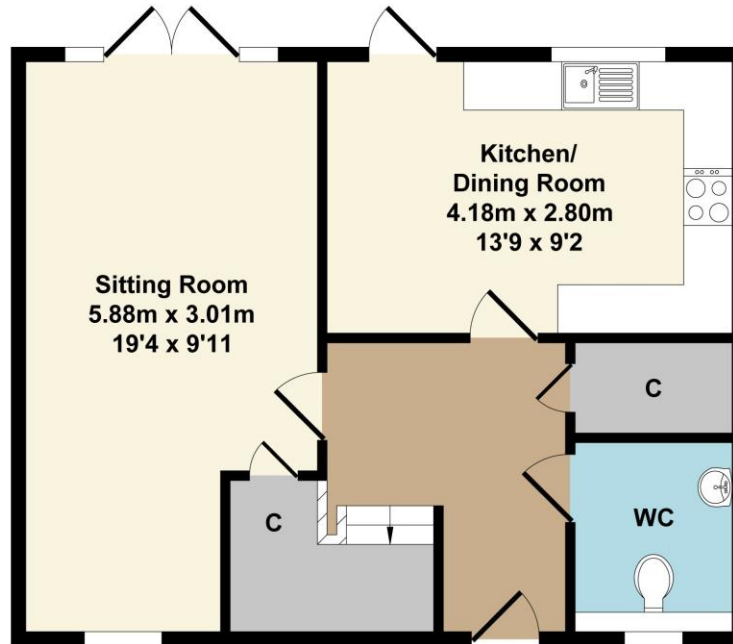
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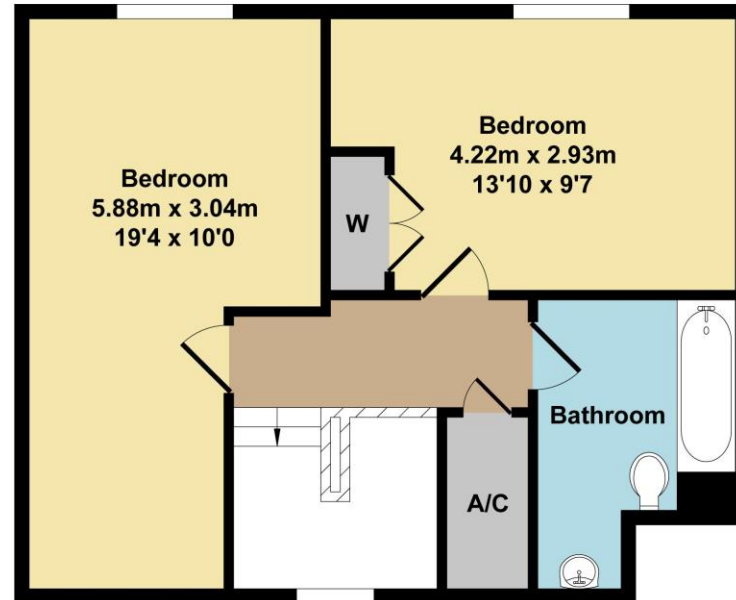


**Carr Close, Shipston on Stour, CV36 4FP**  
**Total Approx. Floor Area 84.80 Sq.M. (913 Sq.Ft.)**

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.



**Ground Floor**  
**Approx. Floor**  
**Area 42.90 Sq.M.**  
**(462 Sq.Ft.)**



**First Floor**  
**Approx. Floor**  
**Area 41.90 Sq.M.**  
**(451 Sq.Ft.)**

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 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. (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.



**01608 260026**

**[www.peterclarke.co.uk](http://www.peterclarke.co.uk)**

13 High Street, Shipston-on-Stour, Warwickshire CV36 4AB  
[shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk)

**Peter Clarke**

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