

Peter Clarke



1 Torigni Avenue, Shipston-On-Stour, Warwickshire, CV36 4RH

£275,000

A well presented modern three bedroom town house located in a sought after residential area of Shipston On Stour. The property provides versatile and spacious living accommodation spread over three floors with the master suite on the top floor. To the front of the property there are two allocated parking spaces.



**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.

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## ACCOMMODATION

**ENTRANCE HALL** having stairs rising to the first floor

**SITTING ROOM** having bay window to front elevation, feature fireplace with electric fire.

**KITCHEN/BREAKFAST ROOM** having window to rear elevation and double doors leading to rear garden. A range of wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer, integrated electric double oven with gas hob and extractor over. Wall mounted gas boiler.

**CLOAKROOM** having wc, wash hand basin and useful storage space.

**FIRST FLOOR LANDING** having airing cupboard housing hot water tank.

**BEDROOM** having two windows to the rear elevation, fitted wardrobes.

**BEDROOM** having window to front elevation.

## SECOND FLOOR

**MASTER BEDROOM** having a dormer window to the front elevation and a range of fitted wardrobes.

**EN SUITE** having a velux window to the rear elevation. Enclosed shower cubicle, pedestal wash hand basin and wc.

**OUTSIDE** To the front of the property there are two allocated parking spaces and a path leading to the front door. To the rear of the property there is a private garden with perimeter fencing, patio, decorative stone and landscaped lawn with garden shed and gate to the rear.



## 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** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. We understand there is a service charge of £300 payable twice yearly for upkeep of estate, open spaces, etc.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, way leaves, 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:** **C.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** From the centre of Shipston On Stour, take the A3400 towards Stratford Upon Avon. Continue past the garage taking the second left turning into Station Road. Follow this road until it becomes Railway Crescent. Take the first right and then left up Railway Crescent and Torigini Avenue can be found on the right.

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

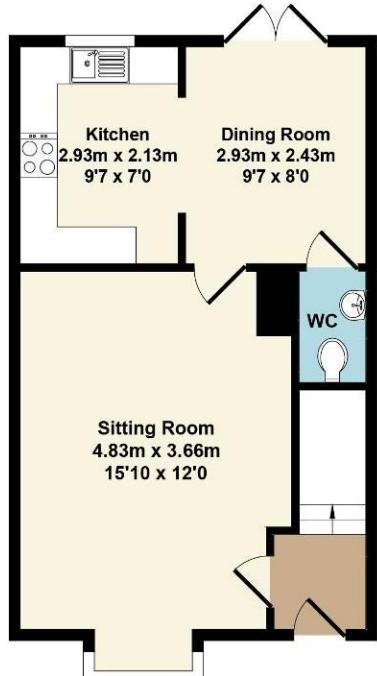
**REGULATED BY RICS**



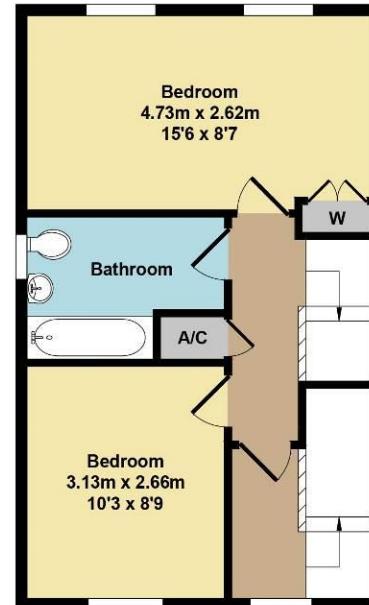
# Torigni Avenue, Shipston On Stour, CV36 4RH

Total Approx. Floor Area 96.40 Sq.M. (1038 Sq.Ft.)

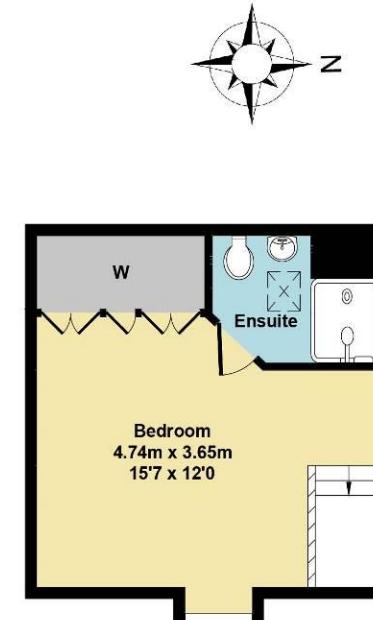
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 37.40 Sq.M.  
(403 Sq.Ft.)



First Floor  
Approx. Floor  
Area 36.60 Sq.M.  
(394 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 22.40 Sq.M.  
(241 Sq.Ft.)



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Peter Clarke  
Six offices serving South Warwickshire & North Cotswolds