1 Keetley Close, Shipston-on-Stour, CV36 4QB

£395,000

A four bedroom detached house situated in a quiet cul de sac position on a sought after development in Shipston On Stour. The accommodation briefly comprises of entrance hall, cloakroom, sitting room, dining room and kitchen to the ground floor. To the first floor there is a bedroom with en suite, three further bedrooms and a family bathroom. Outside there is a driveway providing off road parking, a garage and to the rear there is a private garden. 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.

ACCOMMODATION

ENTRANCE HALL Having stairs to first floor.

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

SITTING ROOM Being dual aspect and having patio doors leading to the rear garden.

DINING ROOM Having window to rear elevation. Under stairs storage cupboard.

KITCHEN Having window to rear elevation and door to side. A range of base, wall and drawer units with work surfaces over, Double stainless steel sink and drainer. Wall mounted gas boiler. Gas cooker with extractor above. Space and plumbing for washing machine.

FIRST FLOOR LANDING Having access to loft space. Airing cupboard housing hot water tank and having shelving.

BEDROOM Having window to front elevation. Built in cupboard.

BEDROOM Having window to rear elevation. Built in wardrobes.

BATHROOM Having window to rear elevation. Panelled bath with shower over, wc and wash hand basin set into unit with cupboard beneath.

BEDROOM Having window to rear elevation. Built in wardrobe.

MAIN BEDROOM Having window to front elevation. Built in wardrobe.

EN SUITE Having window to front elevation. Enclosed shower cubicle, wc and wash hand basin.

OUTSIDE To the front of the property there is a lawn with established borders, driveway and garage with up and over door, power and light. A side gate leads to the rear garden which has a fenced boundary with established borders, two patios and a lawn.

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: D. 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 Oxford. Proceed along the London Road and turn right into Furze Hill Road. Proceed to the top of the road and Keetley Close is the first right hand turn as you go round the corner.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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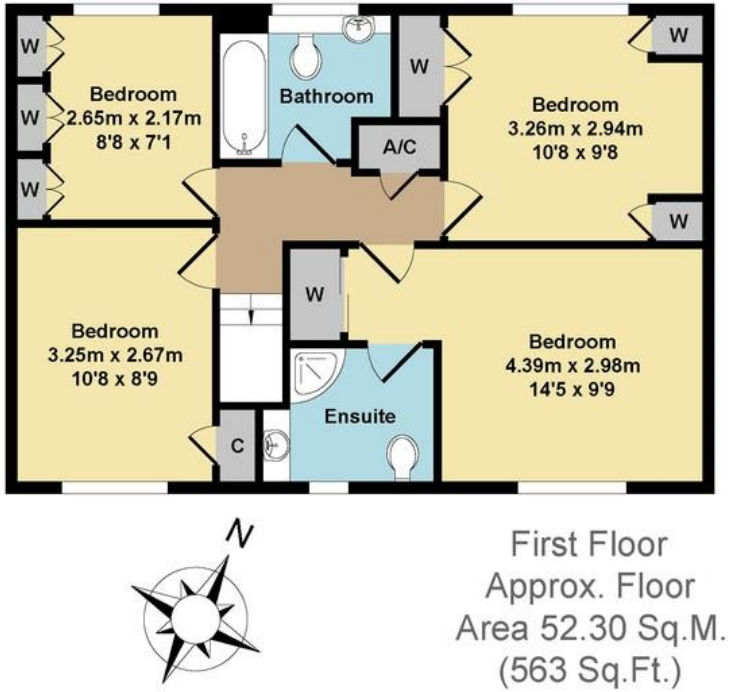
Total Approx. Floor Area 116.80 Sq.M. (1257 Sq.Ft.)

Ground Floor
Approx. Floor
Area 64.50 Sq.M.
(694 Sq.Ft.)



First Floor
Approx. Floor
Area 52.30 Sq.M.
(563 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 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.

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