



18 Greenway Road, Shipston-on-Stour, CV36 4EA

- No onward chain
- Recently refreshed house in a popular area
- Three-bedroom semi-detached house
- Kitchen/dining room and separate sitting room
- Generous rear garden, driveway, and single garage



£325,000

A recently refreshed three-bedroom semi-detached house ideally placed for Shipston on Stour town centre and its amenities. The property offers a kitchen/dining room, separate sitting room, first floor bathroom, driveway and single garage, plus generous gardens. Offered with no onward chain.

#### 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 gas and electricity are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

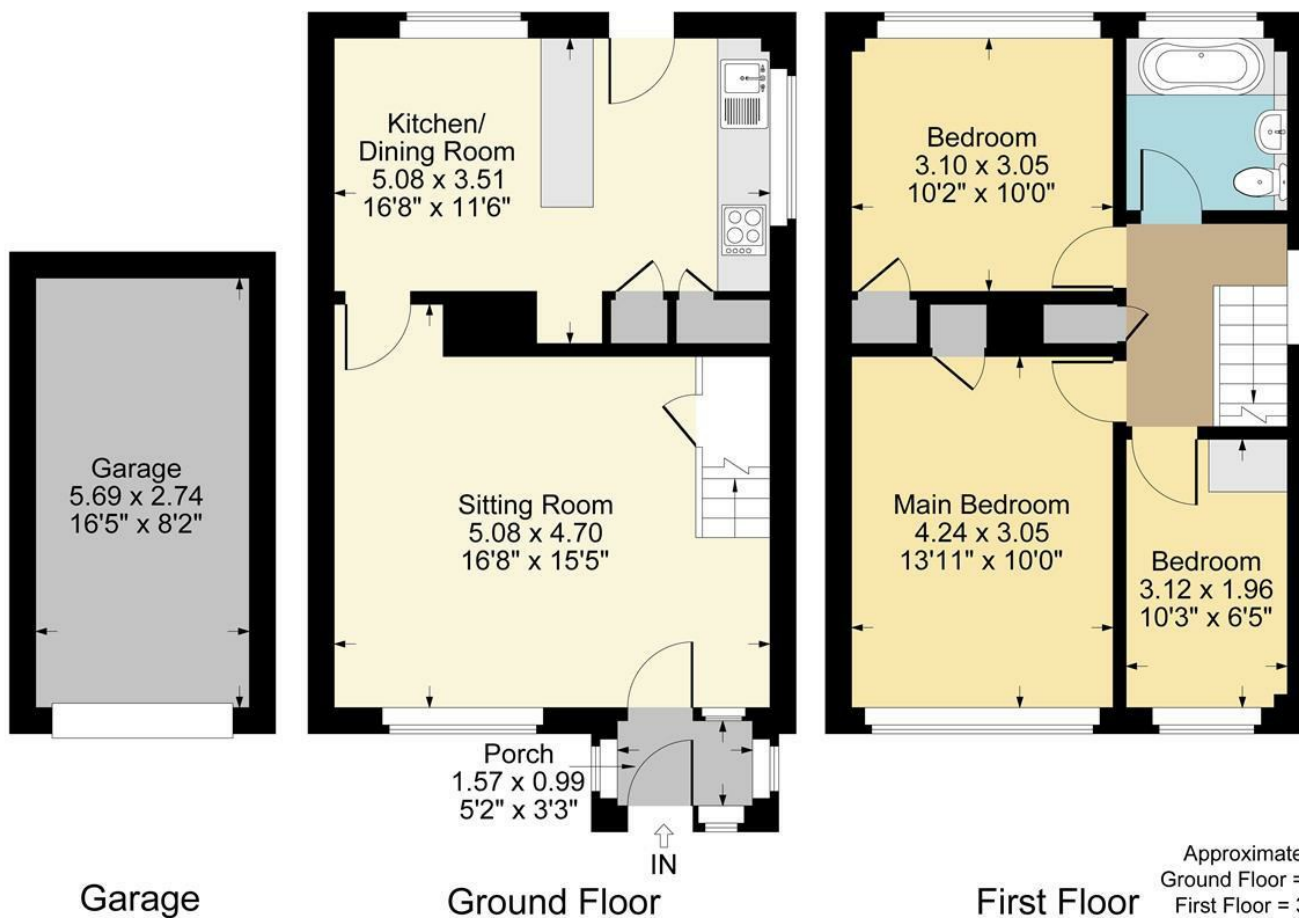
**BROADBAND/MOBILE COVERAGE:** Broadband: Ultrafast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 74% O2 (Checked on Ofcom Sept 26)

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C

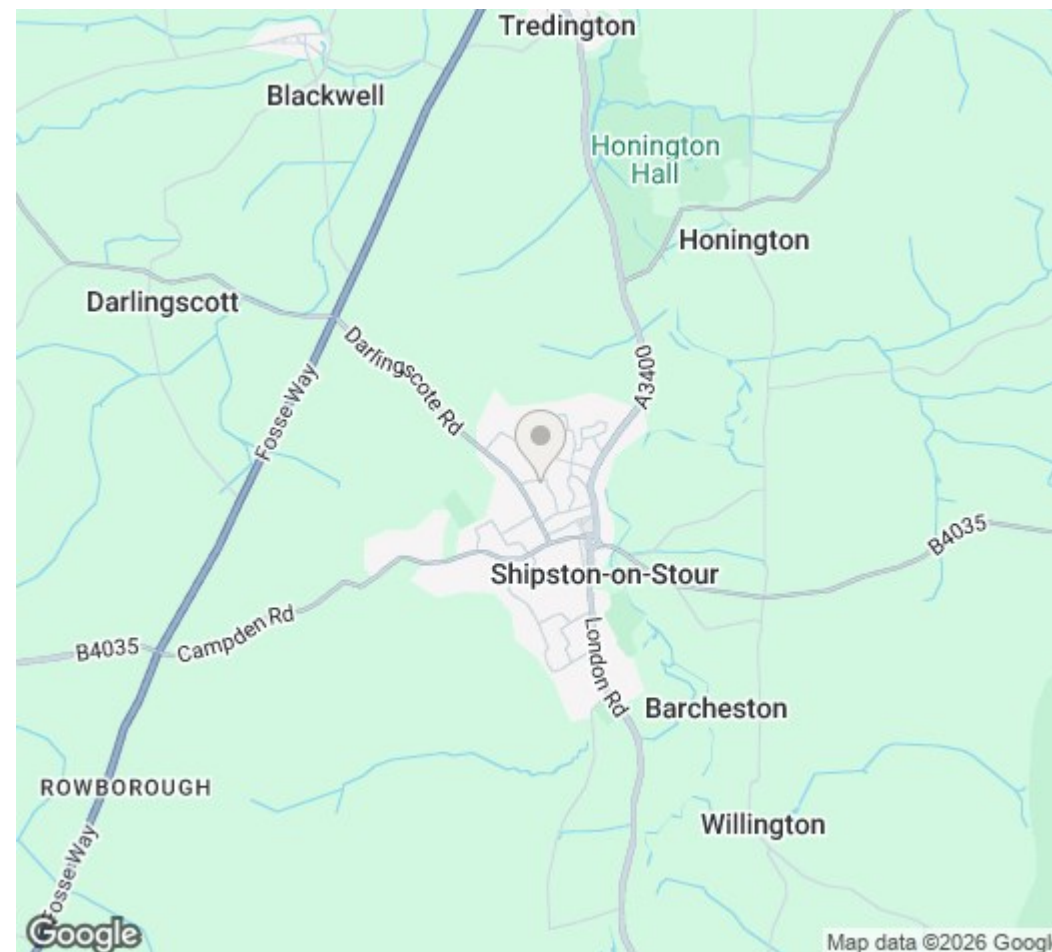
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





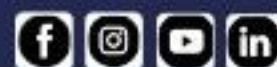
Approximate Gross Internal Area  
 Ground Floor = 41.43 sq m / 446 sq ft  
 First Floor = 39.57 sq m / 426 sq ft  
 Garage = 12.44 sq m / 134 sq ft  
 Total Area = 93.44 sq m / 1006 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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.

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an estate agency

Winkworth