

Peter Clarke



70 Furze Hill Road, Shipston-on-Stour, CV36 4EU

- NO CHAIN
- Four bedroom detached house
- Recently refurbished and ready to go
- Driveway, garage and garden
- Very popular residential area
- Viewing highly recommended



£475,000

NO CHAIN. A totally transformed four bedroom detached house with driveway, garage and garden. The property is a turn-key opportunity with high quality fittings and finishes throughout. Further benefits include a large living room and an open plan kitchen/dining room.

ACCOMMODATION

Entrance hall with under stairs storage cupboard, doors to rear, and integral garage, engineered oak flooring. Cloakroom with wc, wash hand basin, chrome heated towel rail, engineered oak flooring. Sitting room with bay window and further window to front, fitted wall unit with shelving and low level cupboards, spotlights. Kitchen/dining room with window to rear, double doors to garden, spotlights. Kitchen area with range of matching wall and base units with work top incorporating stainless steel sink with drainer, four ring gas hob with brushed metal extractor fan hood over, integrated double oven, fridge freezer, dishwasher and washing machine, engineered oak flooring, space for dining table and chairs.

Landing with loft hatch, linen cupboard. Four bedrooms, three with fitted wardrobes. Bathroom with opaque window to side, bath with shower attachment, wc, wash hand basin unit with cupboards below, chrome heated towel rail, tiled walls and floor.

Outside to the front is a driveway leading to integral garage, partly laid to lawn, gate to side. Integral garage with up and over door, window to rear, wall mounted combination boiler, internal power and light. To the rear is a mix of paved pathways, patios, stone chippings, laid to lawn, planted beds, timber shed, outside tap, mix of wall and fence boundaries.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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 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.

VIEWING: By Prior Appointment with the selling agent.

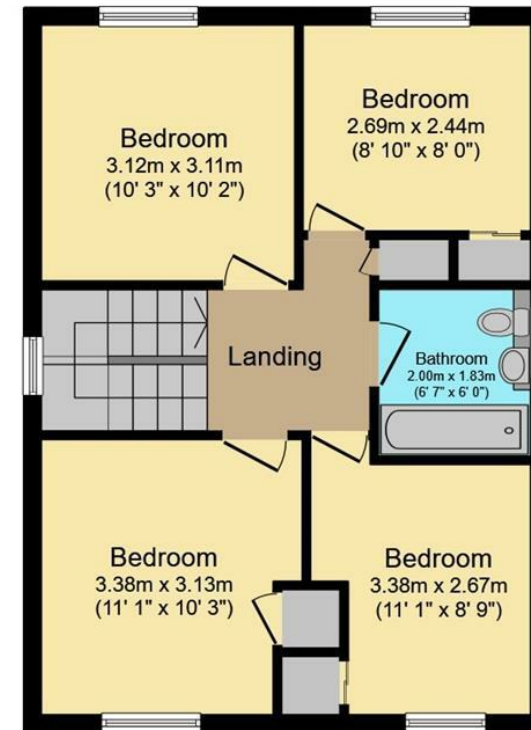


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Ground Floor

Floor area 67.6 sq.m. (728 sq.ft.)



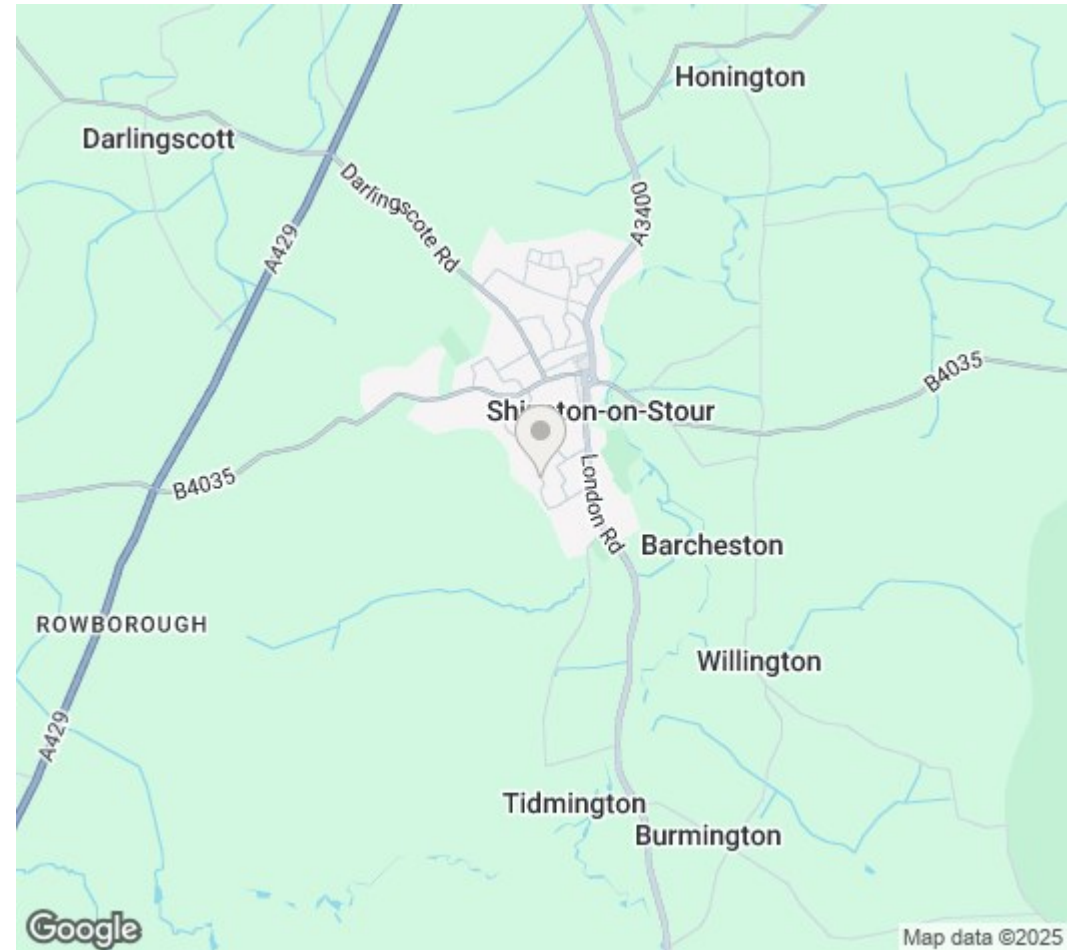
First Floor

Floor area 48.5 sq.m. (523 sq.ft.)

Total floor area: 116.1 sq.m. (1,250 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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