

Peter Clarke



54 Furze Hill Road, Shipston-on-Stour, Warwickshire, CV36 4EU

- Detached Property on a Popular Development in Shipston on Stour
- Four Double Bedrooms & Two Bathrooms
- Fitted Kitchen & Dining Room
- Good Sized Sitting Room with Doors to Rear Garden
- Southerly Facing Private Rear Garden
- Double Garage & Driveway Providing Ample Off Road Parking



Asking Price £550,000

Welcome to this charming detached house located on Furze Hill Road in the picturesque town of Shipston-on-Stour. This property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With four double bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy. Whether you're looking for a cosy family home or a place to host gatherings with friends, this house on Furze Hill Road has the potential to be the perfect setting for your new chapter. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful location of Shipston-on-Stour.

ACCOMMODATION

The entrance hall has stairs leading to the first floor and access to all ground floor rooms. The sitting room has a feature fireplace with electric fire and double doors leading to the rear garden. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer. Integrated appliances include a double oven, gas hob with extractor above and dishwasher. There is space and plumbing for a washing machine and space for an under counter fridge. An archway leads through to the dining room. A cloakroom completes the ground floor accommodation. To the first floor there are four double bedrooms with built in wardrobes and a bathroom, the main bedroom having an en-suite shower room. To the front of the property there is a lawn, driveway and double garage with pedestrian access to the rear garden. The rear garden has a patio area, raised lawn with established borders, summer house and shed.

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 Stratford on Avon District Council and is understood to lie in Band E.

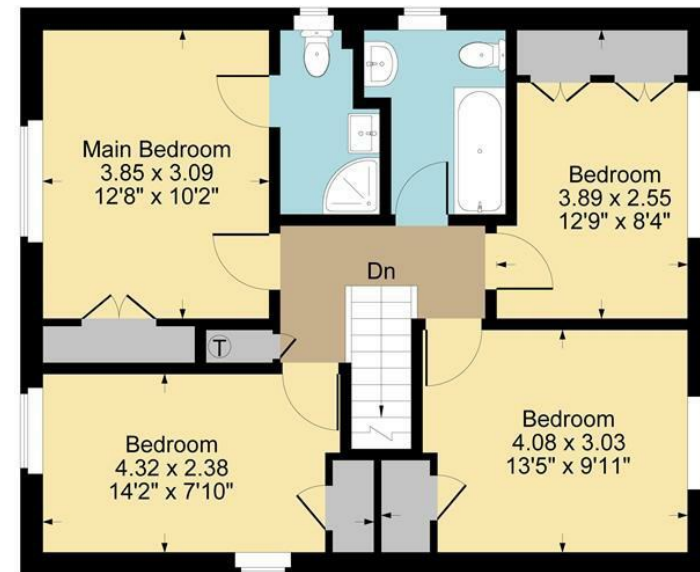
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



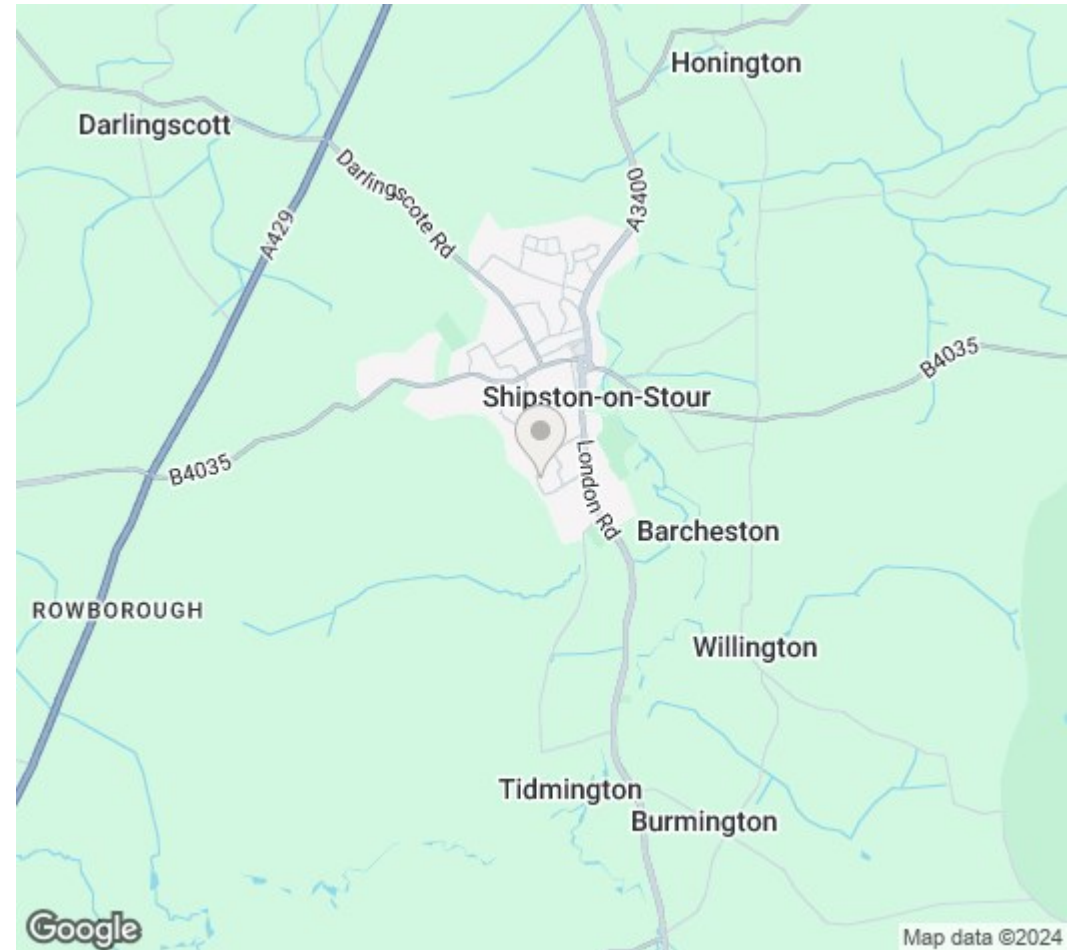
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First Floor

Approximate Gross Internal Area
Ground Floor = 60.01 sq m / 646 sq ft
First Floor = 60.01 sq m / 646 sq ft
Garage = 25.52 sq m / 275 sq ft
Total Area = 145.54 sq m / 1567 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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