

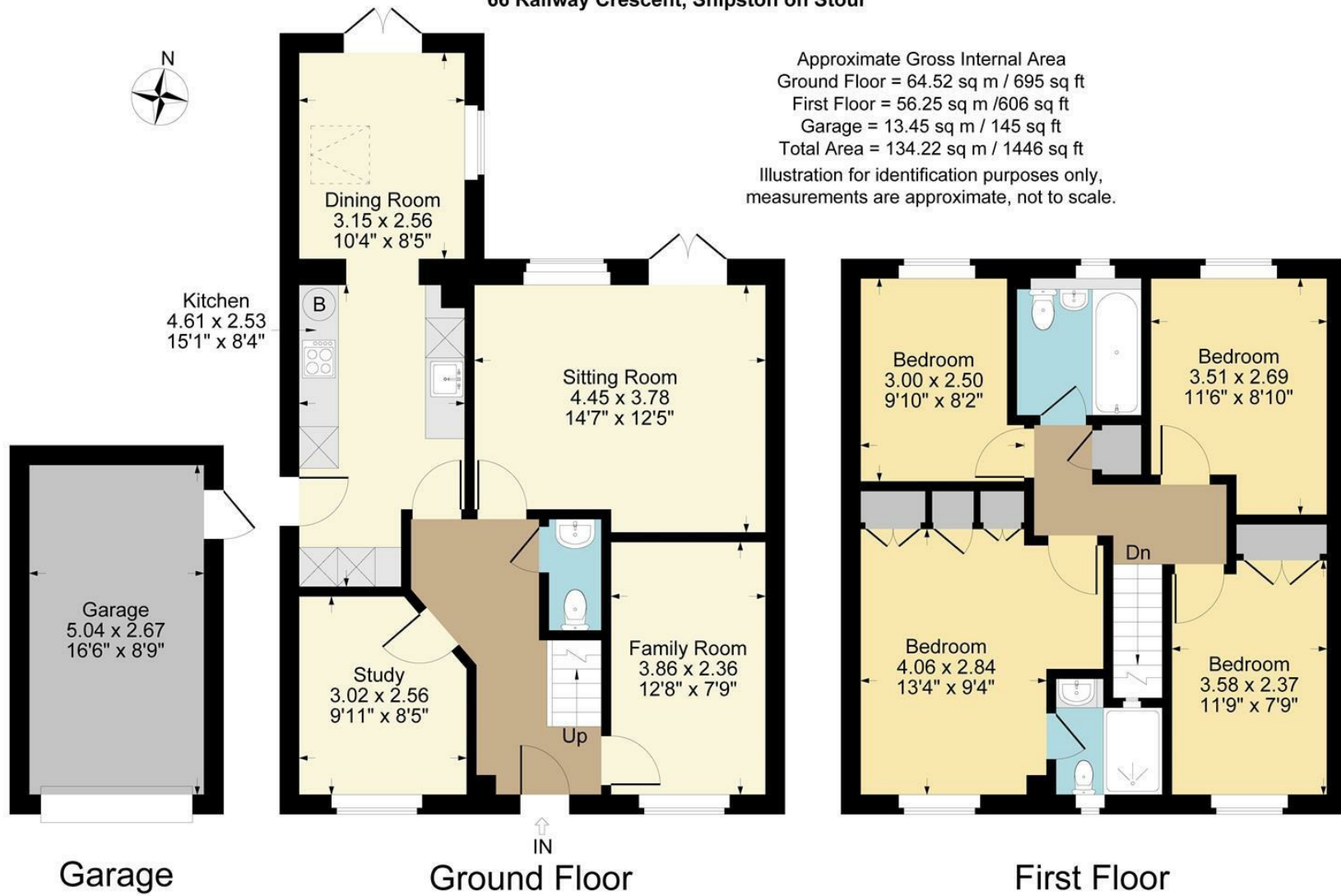
Peter Clarke



Maples, 66 Railway Crescent, Shipston-on-Stour, CV36 4GE



# 66 Railway Crescent, Shipston on Stour



- Four bedroom detached house
- Popular residential area
- Triple tandem driveway, carport and garage
- Three reception rooms, fitted study and kitchen dining room
- Low maintenance garden
- Immaculate order
- Viewing highly recommended



Guide Price £489,950

A very well presented and extended four bedroom detached house overlooking the green with triple tandem parking to side, carport and a garage. Further benefits include a low maintenance landscape garden, recently updated en suite shower room, three receptions and a kitchen dining room.

## ACCOMMODATION

### ENTRANCE HALL

with Karndean flooring and radiator casing.

### CLOAKROOM

with wash hand basin and wc

### FAMILY ROOM

with window to front and carpet.

### STUDY

with window to front, fitted desk with drawers by Hammonds and bookcase.

### SITTING ROOM

with window and double doors to garden. Light oak laminate flooring and coal effect gas fire.

### KITCHEN DINING ROOM

with door to side, range of matching wall and base units with wooden worktop over incorporating Belfast style sink, Bosch gas hob and electric oven, brush metal extractor fan hood over, integrated dishwasher, space for washing machine. Karndean flooring.

Opens into DINING AREA with double doors to garden, velux window and window to side. Matching Karndean flooring.

## LANDING

with loft hatch leading to a part boarded loft with light, airing cupboard with slatted shelving and immersion water tank with pressurised shower pump.

### MAIN BEDROOM

with window to front, Hammonds fitted wardrobes.

### UPGRADED EN SUITE

with walk-in shower cubicle, wash hand basin unit with low level drawers, wc and chrome heated towel rail. Toothbrush charger and shaver point.

### BEDROOM

with window to front, Hammonds fitted wardrobes.

### BEDROOM

with window to rear.

### BEDROOM

with window to rear.

### BATHROOM

with window to rear, P-shaped bath with power shower over, pedestal wash hand basin, wc.

## OUTSIDE

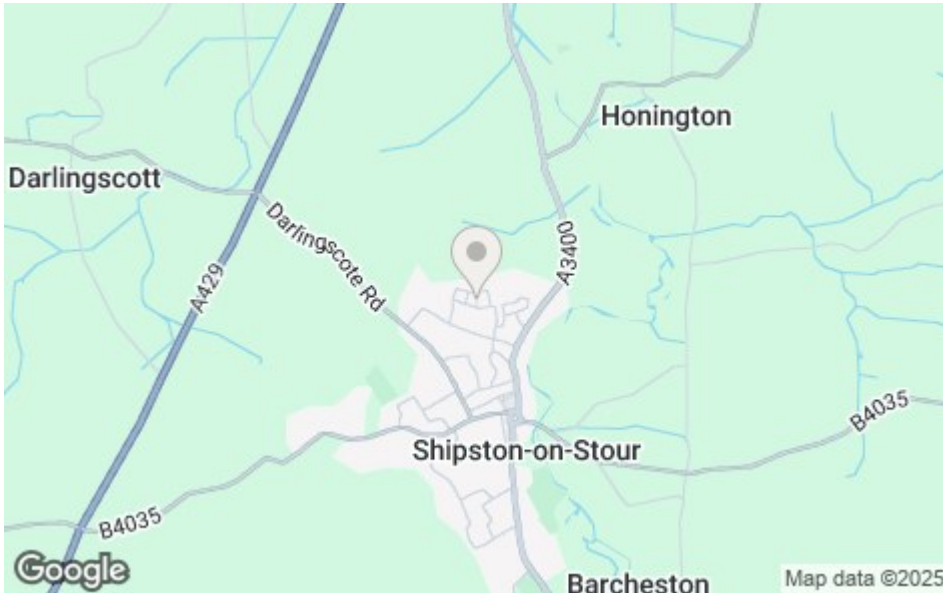
to the front planted beds with metal railing fences. To side is a tandem triple driveway with carport leading to garage with up and over door, pedestrian door to rear, internal power and light. Parking for four cars.











## REAR GARDEN

A low maintenance garden with a mix of pathways, hardwood deck, seating area, raised beds, mature shrubs and trees. Timber shed.

## 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.

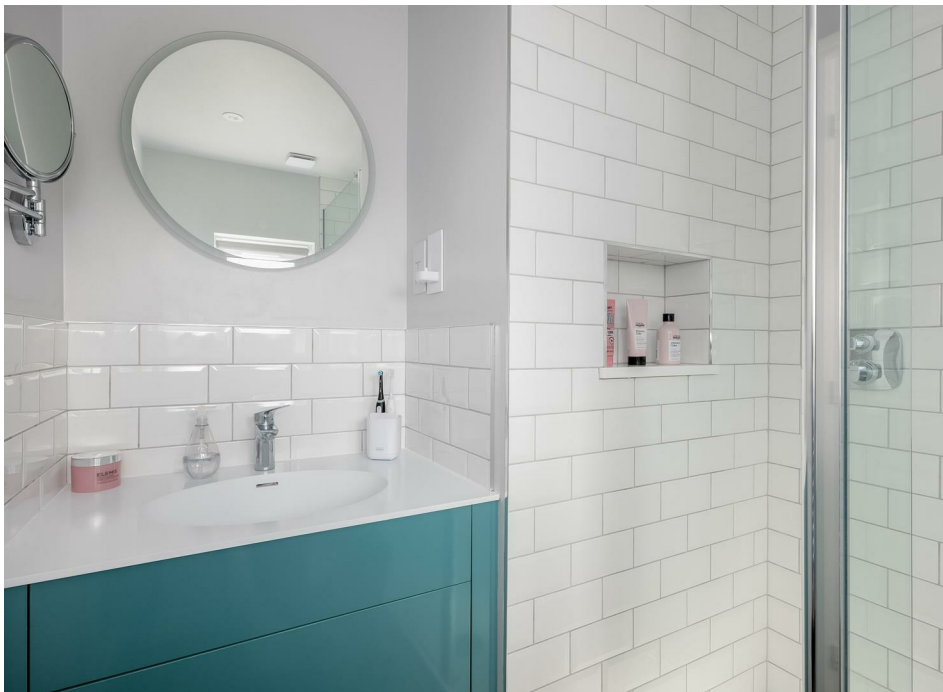
**SERVICES:** We have been advised by the vendor that mains gas, water, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

**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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