29 Railway Crescent, Shipston-on-Stour, Warwickshire, CV36 4GD

- Detached house
- Popular residential area
- Three double bedrooms
- Triple tandem driveway and garage
- Low maintenance garden
- Stylish kitchen/breakfast room
- Two en-suites and a bathroom

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Offers In The Region Of £499,950

A well-presented, three double bedroom detached house with two en-suites and a bathroom. Located in a popular residential area with a long driveway, garage, and landscaped garden. Further benefits include a stylish open-plan kitchen/breakfast room, sitting room, study, and dining hall.

ACCOMMODATION

GROUND FLOOR
Entrance dining hall, deep cloakroom, sitting room with bay window to rear and feature electric fireplace. Study with range of fitted desks, storage cupboards and shelves. Stylish kitchen with double doors to garden, range of fitted units, integrated double oven, five ring gas hob, fridge/freezer, and dishwasher. Space for dining. Utility room, worktop with washbasin, space for washing machine and tumble dryer, storage cupboard. Door to side.

FIRST FLOOR
Landing with loft hatch and airing cupboard. Main bedroom with dressing area and range of wardrobes. En-suite shower room. Bedroom with feature arch window to front and slatted blinds, two sets of double wardrobes. En suite shower room. Bedroom with window to rear, two sets of fitted wardrobes. Bathroom.

OUTSIDE
To front there is a mix of paved pathways, planted beds with gates on both sides leading to the back garden, which offers a mix of paved pathways, patios, lawn, small pond, planted beds, mature shrubs, and trees. Outside lights, tap, power point, and timber shed and green house. Triple driveway leading to garage with timber doors with internal power, light and loft storage space and pedestrian door to side.

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 gas, electricity, water 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.

LISTED: No

BROADBAND AND MOBILE COVERAGE: Broadband: Ultrafast (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 74% O2 and Vodafone (Checked on Ofcom Jul26)

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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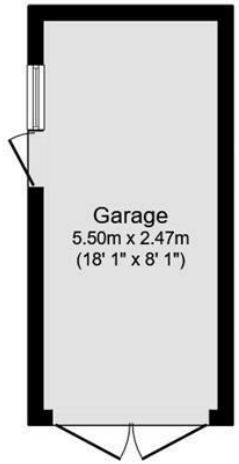
Ground Floor

First Floor



Garage

Total floor area: 125.6 sq.m. (1,352 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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Peter Clarke

Winkworth