



12 The Hobbins, Shipston-on-Stour, Warwickshire, CV36 4QE

- Three bedroom detached house
- Sitting room, kitchen/dining room
- Driveway, garage store and garden
- Popular residential area
- Cul de sac location
- Utility, cloakroom and sun room
- Viewing highly recommended



£379,950

An excellent opportunity to purchase this well presented three bedroom detached house with driveway, garage store and garden to rear. Located in a popular area on an elevated position, providing views from the first floor to the rear.

ACCOMMODATION

Entrance hall. Sitting room with bay window to front, feature fireplace housing wood burning stove, wood effect flooring. Kitchen/dining room with window to rear, sliding doors to sun room, range of matching wall and base units with work top over incorporating stainless steel sink, four ring ceramic hob with brushed metal extractor fan hood over, Integrated oven, low level fridge with freezer compartment and dishwasher, tiled flooring. Sun room with upvc framework with glazed panels and sliding doors to garden, tiled flooring. Rear hallway. Cloakroom with wc, wash hand basin, wood effect flooring. Utility room converted from the rear part of the garage, with internal door to garage store, matching wall and base units with work top over incorporating stainless steel sink with drainer, space for washing machine and space for freezer. Garage store with up and over door, power and light, work top.

Landing with loft hatch, boiler cupboard with combi boiler. Double bedroom with window to front, two sets of double fitted wardrobes. Double bedroom with window to rear, fitted wardrobe. Bedroom with window to front, currently used as a study. Stylish bathroom with bath, shower over, wash hand basin unit with low level cupboards, wc, chrome heated towel rail, part tiled walls, wood effect flooring.

Outside to the front is a brick paved driveway with parking for several vehicles, planted beds, gates to either side. To the rear is a mix of paved pathways, patios, stone chipping walkways, timber decked seating areas, partly laid to lawn, planted beds, timber store, sun canopy, timber cabin, outside tap and power point.

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.

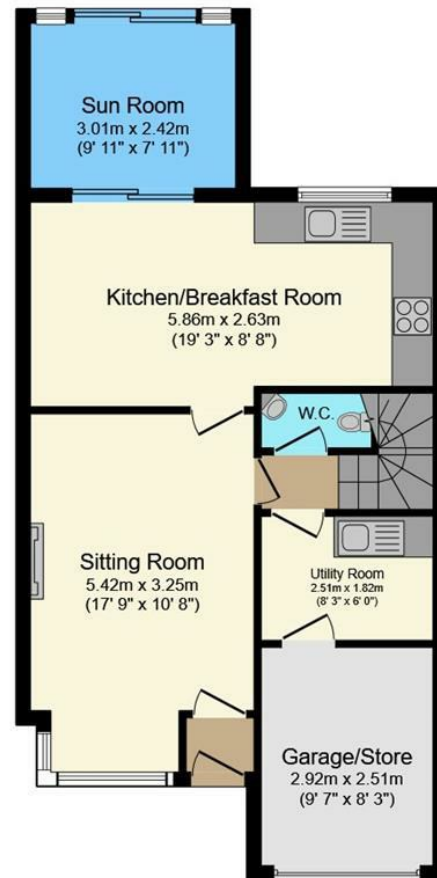
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.

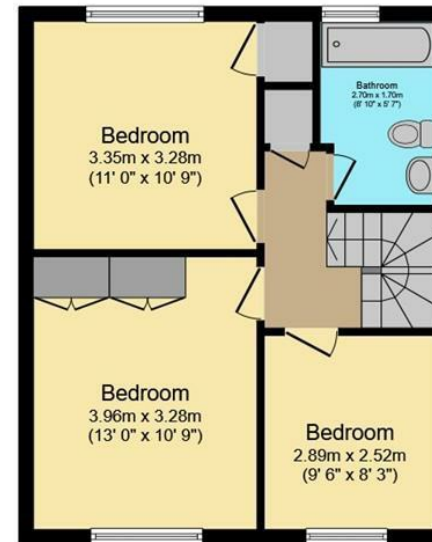


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Ground Floor

Floor area 60.3 sq.m. (649 sq.ft.)



First Floor

Floor area 44.0 sq.m. (473 sq.ft.)

Total floor area: 104.3 sq.m. (1,122 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

