

Peter Clarke



56 Railway Crescent, Shipston-on-Stour, Warwickshire, CV36 4GE

- Detached Property in a Cul-de-Sac Location
- Five Double Bedrooms & Three Bathrooms
- Modern Kitchen/Breakfast Room with Utility Area
- Dual Aspect Sitting Room & Additional Reception Room
- Private Rear Garden
- Double Garage & Off Road Parking



£595,000

Welcome to Railway Crescent, Shipston-On-Stour - a charming location that could be the setting for your new home! This detached house boasts a spacious layout with two reception rooms, a modern kitchen/breakfast room, five bedrooms, and three bathrooms, offering ample space for versatile living. In addition there is a double garage and ample off road parking. Located in a cul-de-sac, this property provides the perfect blend of modern living in a picturesque countryside setting.

ACCOMMODATION

The entrance hall has stairs leading to the first floor and a cloakroom. The dual aspect sitting room is currently used as a dining room and has double doors leading out onto the rear garden. The snug makes a cosy little sitting room but could also be used as a home office or dining room. The modern kitchen/breakfast room has a range of base, wall and drawer units with work surfaces over. Integrated appliances include a double oven, gas hob with extractor above, fridge/freezer and dish washer. In addition there is a utility area with a door to the rear garden. To the first floor the main bedroom has built in wardrobes and an en-suite shower room. Also on this floor are two further bedrooms and a bathroom. The second floor has a storage cupboard, two bedrooms and a shower room. To the outside there is a fenced rear garden with patio, lawn and raised beds. Pedestrian access to the double garage which has light and power, up and over doors giving access to the driveway. There is also a front garden with views across the fields.

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.

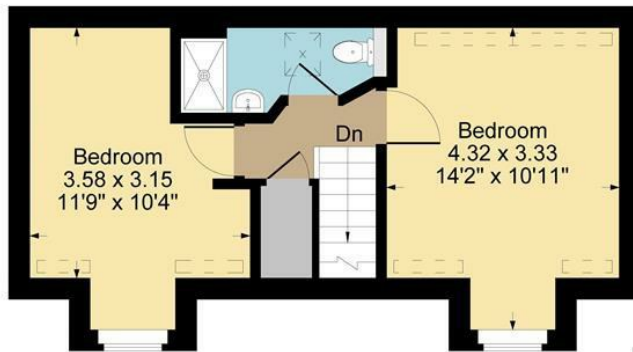
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F

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 Agents.



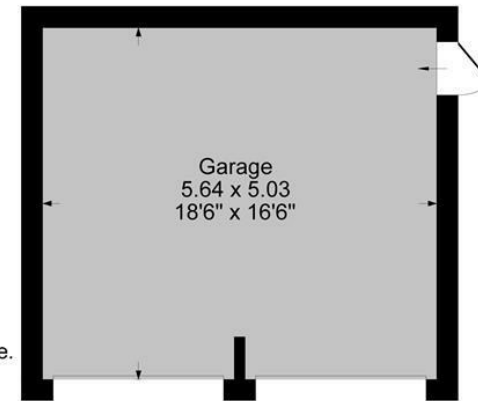
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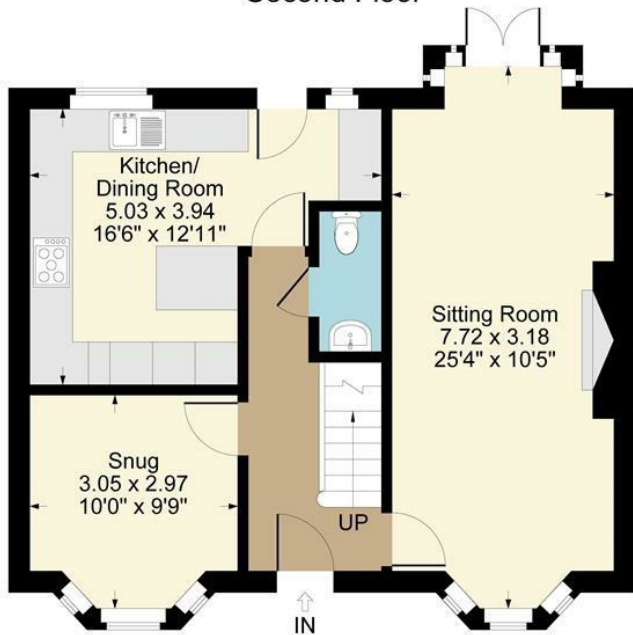
Second Floor



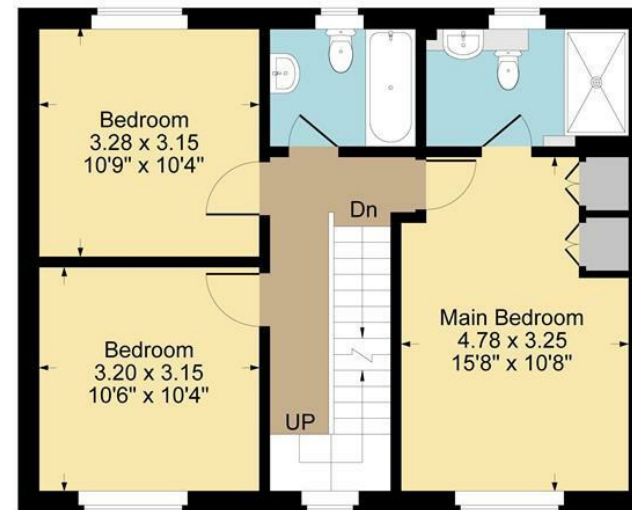
Approximate Gross Internal Area
 Ground Floor = 57.74 sq m / 622 sq ft
 First Floor = 55.69 sq m / 599 sq ft
 Second Floor = 31.99 sq m / 344 sq ft
 Garage = 28.35 sq m / 305 sq ft
 Total Area = 173.77 sq m / 1870 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Garage

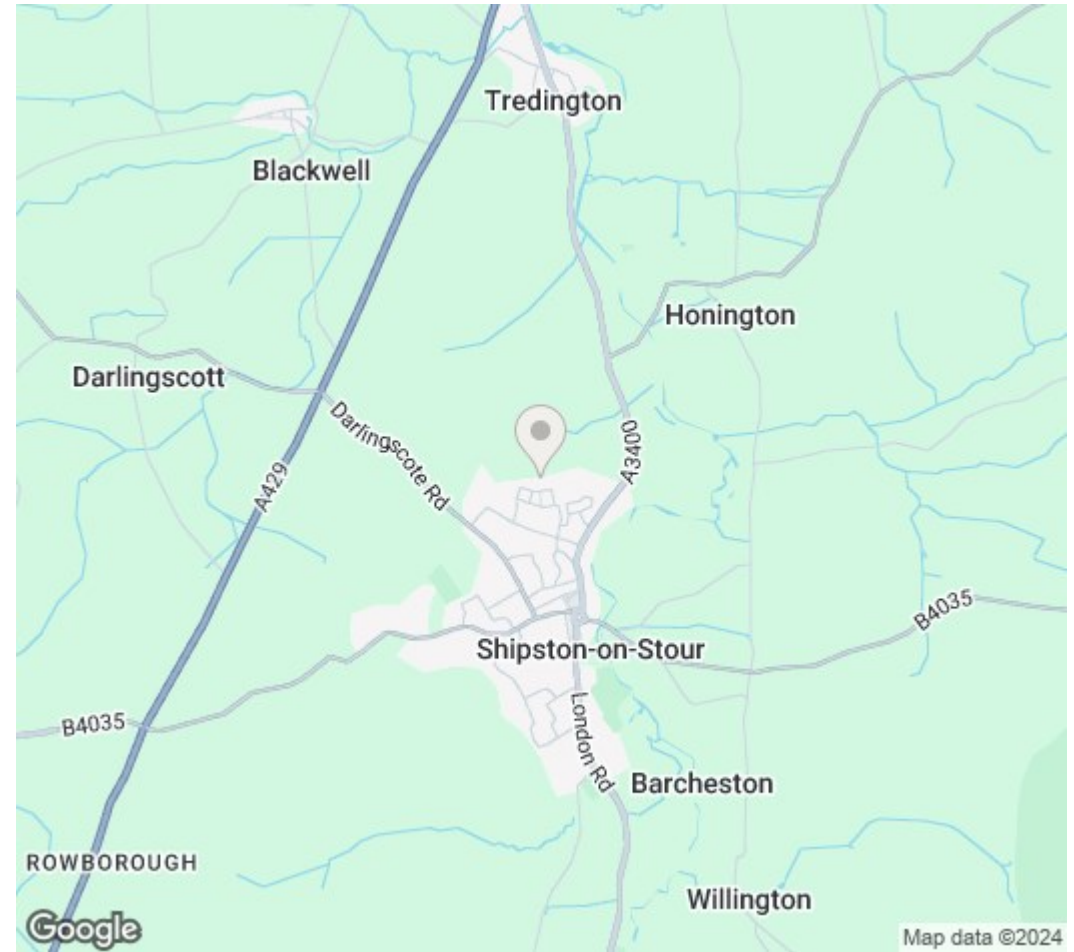


Ground Floor



First Floor





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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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