

Peter Clarke



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

- Detached Property in a Sought After Location
- Four Double Bedrooms
- Spacious & Versatile Accommodation
- Sitting Room with Gas Fire
- Kitchen/Breakfast Room
- Large Conservatory
- Office & Utility Room
- Off Road Parking for Three Cars
- Enclosed Rear Garden with Summer House



£475,000

A well presented four bedroom property with spacious and versatile accommodation. The accommodation briefly comprises of entrance hall, cloakroom, sitting room, kitchen/breakfast room, conservatory, utility room and home office to the ground floor. To the first floor, there is a bedroom with an en-suite shower room, three further bedrooms and a bathroom. To the front of the property there is a driveway providing off road parking. A gate leads to the rear garden which has a patio area, lawn and summer house.

ACCOMMODATION

The entrance hall has stairs leading to the first floor and under stairs storage cupboard and cloakroom. A door leads off to the sitting room which has a feature fireplace with coal effect gas fire and sliding door to the conservatory. The kitchen/breakfast room has a range of base, wall and drawer units with work surfaces over. Integrated appliances include, a Neff dishwasher, Neff electric oven, Neff microwave with warming drawer, Neff ceramic hob with extractor hood above and fridge/freezer. Double doors lead though to the conservatory which is of brick and glazed construction with two sets of double doors leading to the rear garden. The utility room has base and wall units with space and plumbing for a washing machine and a door leading to the side. The office/study has fitted storage cupboards. To the first floor the main bedroom has fitted wardrobes and an en-suite shower room. There are three further bedrooms and a bathroom.

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 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: C A full copy of the EPC is available at the office if required.

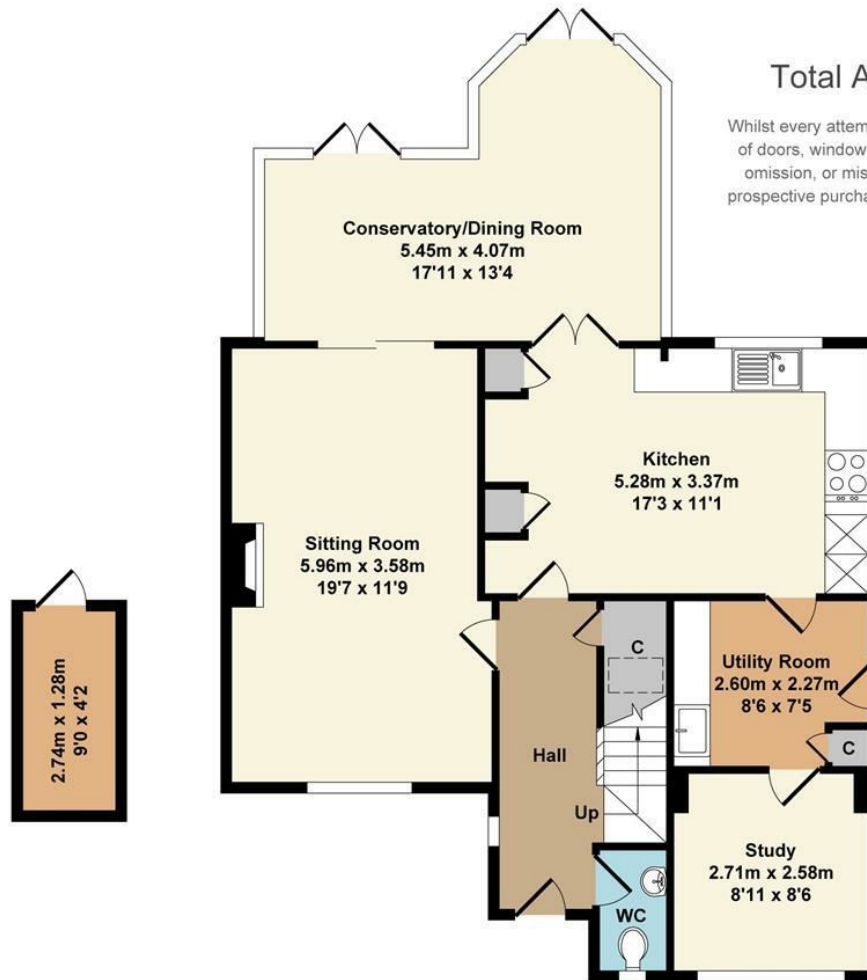
VIEWING: By Prior Appointment with the Selling Agents.



Furze Hill Road

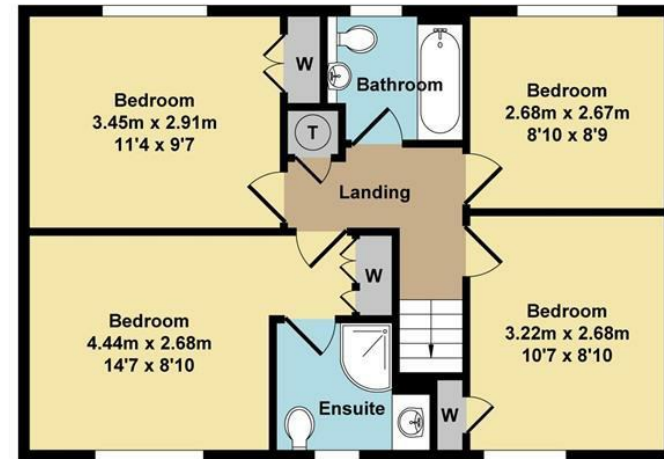
Total Approx. Floor Area 139.3 Sq.M. (1499 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



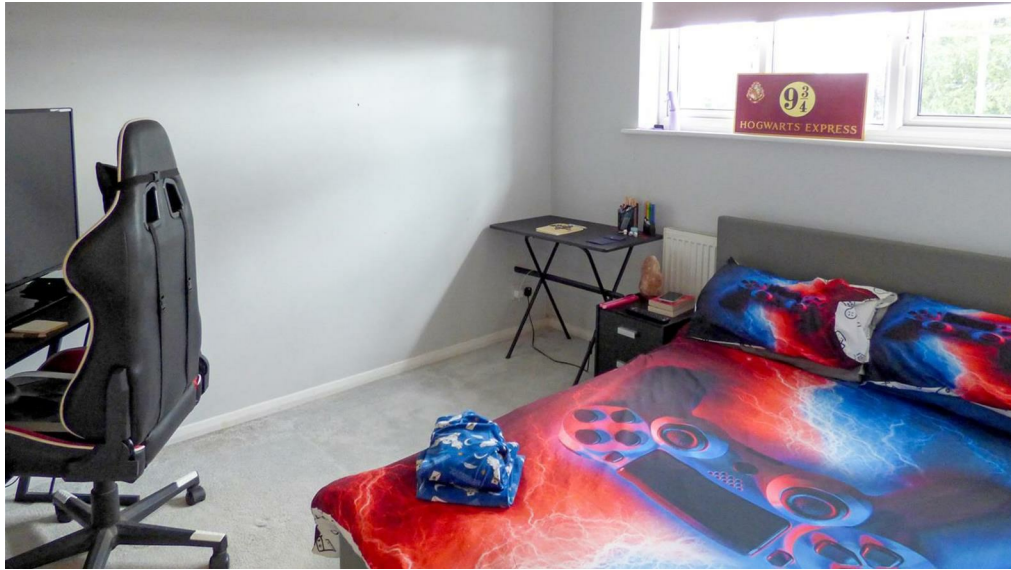
Garden Store
Approx. Floor Area 3.4 Sq.M.
(36 Sq.Ft.)

Ground Floor
Approx. Floor Area 82.7 Sq.M.
(890 Sq.Ft.)



First Floor
Approx. Floor Area 53.2 Sq.M.
(573 Sq.Ft.)





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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