

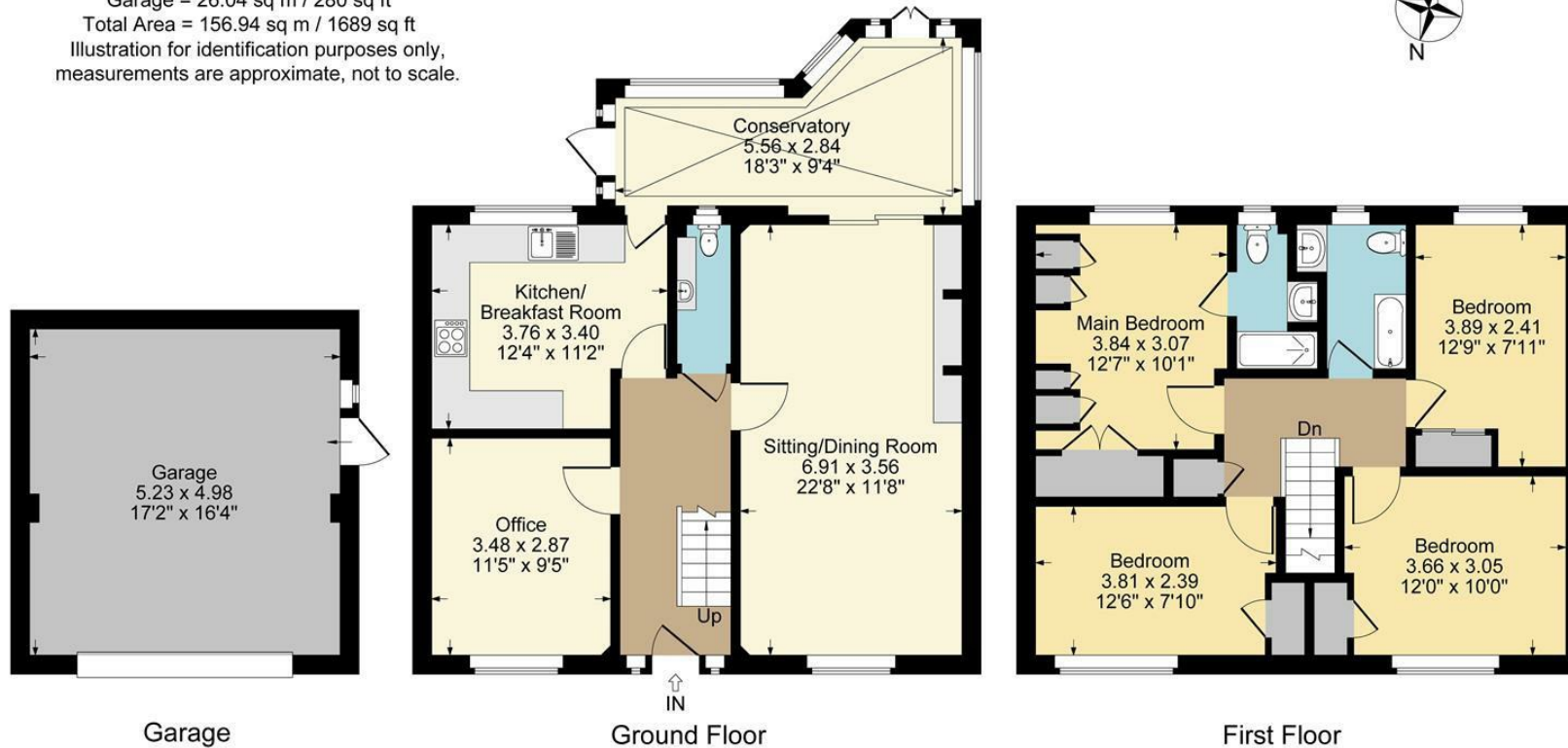
Peter Clarke



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

60 Furze Hill Road, Shipston-on-Stour

Approximate Gross Internal Area
 Ground Floor = 72.12 sq m / 776 sq ft
 First Floor = 58.78 sq m / 633 sq ft
 Garage = 26.04 sq m / 280 sq ft
 Total Area = 156.94 sq m / 1689 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Four bedroom detached house
- Tucked away location
- Double driveway and double garage
- Delightful south facing garden
- Popular location
- Family bathroom and en-suite shower room
- Viewing highly recommended



Asking Price £499,950

An excellent opportunity to purchase this four-bedroom detached house with double driveway, detached double garage and a landscaped south facing garden. In a set back from the road position with three receptions, kitchen, family bathroom and an en-suite shower room.

ENTRANCE HALL

CLOAKROOM

Opaque window to front, tiled flooring, w/c, wash hand basin.

OFFICE/MUSIC ROOM

Window to front, wood effect flooring.

SITTING/DINING ROOM

Window to front, sliding doors to conservatory, feature fireplace, wood effect flooring.

KITCHEN

Range of matching wall and base units with worktop over incorporating one and a half bowl sink, with drainer and four ring hob, with brush metal extractor fan hood over. Integrated oven space for appliances, wood effect flooring.

CONSERVATORY

single and double doors to garden, wood effect flooring

LANDING

loft hatch, linen cupboard housing immersion water tank and slatted shelving.

BEDROOM

window to rear fitted double wardrobe

EN SUITE SHOWER ROOM

Opaque window to rear, shower cubicle, wash hand basin unit with low level cupboards, chrome heated towel rail, w/c.

BEDROOM

with window to front, single fitted wardrobe.

BEDROOM

window to rear, fitted wardrobe with mirrored sliding doors.

BEDROOM

Window to front, fitted wardrobe.

BATHROOM

Opaque window to rear bath with electric shower over wash hand basin unit with low level cupboards, w/c, chrome heated towel rail.

OUTSIDE

to front, double driveway, leading to a double garage. partly laid to lawn, paved pathways, gate to side. To rear South facing garden with a mix of paved pathways, patios, laid to lawn, planted beds, mature shrubs and trees.

DOUBLE GARAGE

double garage with two up and over doors, pedestrian door to side, internal power and light.







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 electric, 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 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.



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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
Tel: 01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

