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CHARTERED SURVEYORS



25 FURZE HILL ROAD, SHIPSTON ON STOUR WARKWICKSHIRE CV36 4EU

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Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 Junction 15) and Banbury (M40 at Junction 11)

A SPACIOUS DETACHED TWO BEDROOM BUNGALOW WITH ATTRACTIVE GARDENS, OFF ROAD PARKING AND SINGLE GARAGE.

Entrance hall, living room, kitchen, two double bedrooms, bathroom, upvc double glazing, gas fired heating, attractive enclosed gardens, off road parking, single garage.

Viewing through: Shipston office
01608 663788

Shipston on Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger local centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are accessible.

25 Furze Hill Road is a well located detached bungalow offering spacious and well proportioned accommodation with two double bedrooms and a large living room. An important feature of the property is the enclosed back garden which is south facing and had been attractively landscaped. In addition there is a single garage with gravel driveway offering off road parking for two cars.

The accommodation briefly comprises:

THE GROUND FLOOR

Entrance Hall L-shaped with access to roof space, shelved store cupboard and shelved **airing cupboard** with insulated hot water cylinder.

Living Room about 24'4" (7.41m) x 13'4" (4.06m) reducing to 8'5" (2.56m) overlooking the attractive back garden with flame effect electric fire, sliding patio door and side light to patio.

Kitchen about 9'11" (3.02m) x 7'7" (2.31m) part tiled with single stainless steel sink unit and drainer with fitted cupboards under, fitted base units with work surfaces over, built in Belling four ring gas hob with extractor hood above. Built-in Stoves electric double oven, Vissman gas fired boiler

for central heating and hot water, Upvc glazed side door to walkway to garden.



Bedroom 1 about 11'11" (3.63m) x 11'10" (3.60m) with built-in double wardrobe and sliding doors with built-in single wardrobe.



Bathroom part tiled with walk-in bath with shower attachment and shower screen, wc, wash hand basin, wall-mounted fan electric heater.

Bedroom 2 about 13'10" (4.21m) x 10'0" (3.04m).

GARAGE AND CAR PARKING

Situated to the side of the property is a **single garage** about 17'7" (5.35m) x 8'1" (2.46m) internally with power and light connected, side personnel door. To the front is a gravelled driveway offering parking for two cars. Attached to the back of the garage is a brick garden store.

THE GARDEN

To the front set behind a low brick wall the garden is principally lawned surrounded by flower and shrub borders. Walkways down each side of the property lead to

The **back garden** which is enclosed and about 89'0" (27.13m) deep x 40'0" (12.19m) wide. Immediately adjoining the property is a paved patio with steps leading down to the attractively landscaped garden, principally lawned incorporating flower shrub and rockery borders, two fruit trees, a weeping willow and silver birch.



GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford upon Avon District Council. Tel: 01789 267575. The property is listed in band D

Fixtures and Fittings

All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Services

Mains water, electricity, drainage and gas connected to the property. Gas-fired boiler for central heating and hot water.

Energy Performance Rating

Current 65 (D) Potential 84 (B)

Directions

From the centre of Shipston on Stour take the A3400 south for Long Compton and Oxford. Proceed around the one way system and along New Street into London Road. Take the second turning right into Furze Hill Road. Continue up Furze Hill Road and 25 Furze Hill Road is situated on the left hand side about fifty yards after the right hand turn into Springfield Road.

IMPORTANT NOTICE

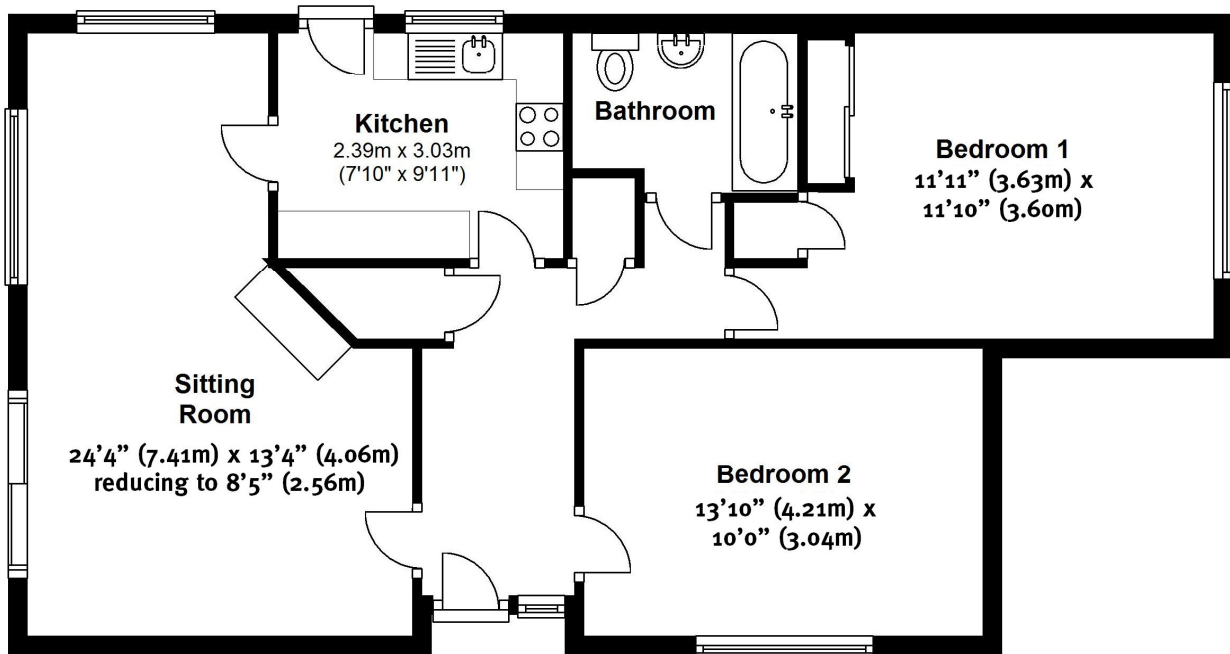
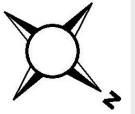
The attached particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photograph(s) show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S1697/F003/20.04.2016



Ground Floor

Approx. 72.9 sq. metres (784.5 sq. feet)



Total area: approx. 72.9 sq. metres (784.5 sq. feet)

NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY