



70 FURZE HILL ROAD, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**70 FURZE HILL ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4EU**

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 FOUR DOUBLE BEDROOMS HOUSE ENCLOSED GARDEN WELL LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE IN NEED OF SOME UPDATING.

Entrance Hall, Living Room, Kitchen, Dining Room, Cloakroom, Four Bedrooms, Bathroom. uPVC Double Glazing. Gas Fired Heating, Garage converted to Utility and Workshop/Storage. Off-road Parking in front. Enclosed Garden.

**Viewing through
Secombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk
www.seccombesestateagents.co.uk**



- Shipston on Stour is a popular former market town with an attractive Georgian centre 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.
- There are grammar schools locally at Alcester and Stratford upon Avon.
- The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town.
- Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.
- **70 Furze Hill Road** is a detached house well located a short distance to the south of the town.
- The spacious and well-proportioned accommodation has a good-sized **Living Room**, together with **Four Double Bedrooms**. It is considered the property would benefit from some updating.



- In addition to the **Living room**, the **Dining room** opens out to an enclosed garden.
- **Spacious Entrance Hall** with stairs to first floor **Cloakroom** with wc, wash hand basin. The **Living Room** is double aspect with bay window with fireplace incorporating a gas fire (redundant) with wood surround, timber mantel shelf and tiled hearth.
- **Kitchen** part-tiled with window looking out to the garden, double bowl stainless steel sink unit and drainer with cupboard under, base units with work surfaces over, fitted wall units, space and plumbing for washing machine.
- **Dining Room** with double uPVC French doors looking out to the garden.
- **First Floor Landing** with shelved **airing cupboard** with immersion heater.
- **Bedroom One** overlooking the front garden with double wardrobe and built-in cupboard.
- **Three further Double Bedrooms**, two with built-in cupboards.



- **Family Bathroom** part-tiled with panelled bath and shower over, w.c., wash hand basin with built-in cupboard under, heated towel rail, ceramic tiled floor.
- **Single Garage** converted to Utility and workshop/storage with power and light connected and **one off-road Parking Space** in front.
- The enclosed fenced **Garden** adjoining the house is approached from double French doors in the **Dining Room** leading to a patio area, beyond which the garden is predominantly laid to lawn.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band E.

Fixtures and Fittings

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



Services

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

Energy Performance Certificate

Current 72 (C) Potential: 85 (B)

Directions

From the centre of Shipston on Stour take the A3400 south for Chipping Norton and Oxford. Proceed around the one-way system into New Road and then into London Road. In London Road take the second right hand turn into Furze Hill Road. Continue to the top of the hill and continue to the right. As the road bends to the right 70 Furze Hill Road is situated on the left.

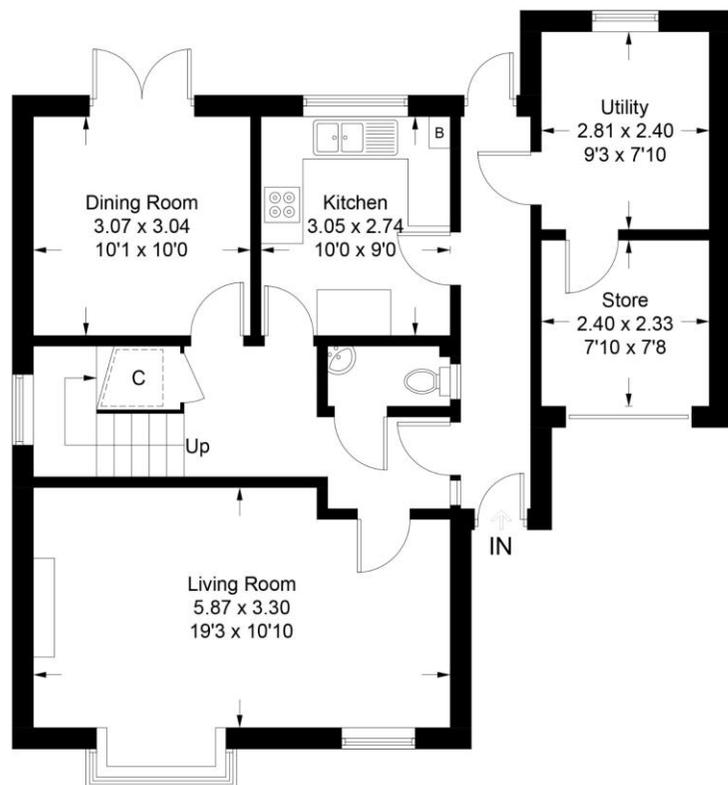
Postcode CV36 4EU

IMPORTANT NOTICE

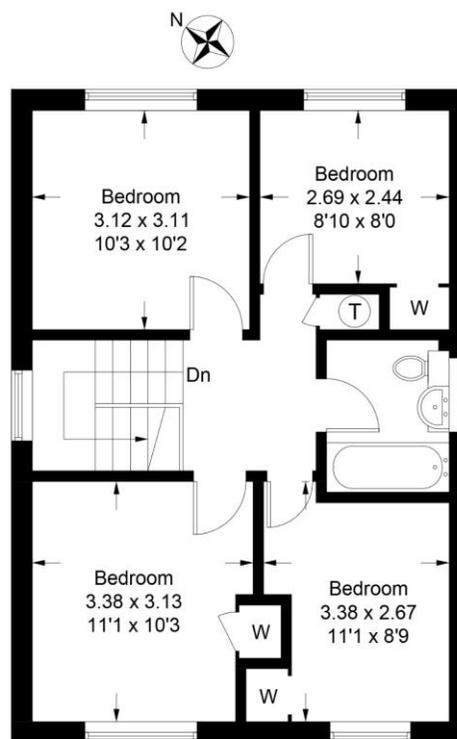
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3151/F005/01.12.2023

FLOOR PLANS



Ground Floor



First Floor

Approximate Gross Internal Area = 123.9 sq m / 1334 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029712)



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk