



**HOLMANS**  
ESTATE AGENTS

# 28 Railway Crescent, SHIPSTON-ON-STOUR, Warwickshire, CV36 4GE

## £1,150 Monthly

### Property Description

Positioned in a select mews environment overlooking The Green and offering deceptively spacious accommodation on three floors, this recently renovated and stylishly upgraded three bedroom town house is strongly recommended for inspection by those looking for light and airy accommodation with the advantage of a modern fitted kitchen with a built in oven and hob, dishwasher and fridge freezer.

The living, dining and kitchen arrangement on the ground floor now forms open plan with a built in breakfast bar and beech style laminate flooring in the main living space.

There is a stunning master suite on the top floor with not only an ensuite shower room/WC but also an ensuite dressing room with a bank of fitted wardrobes.

Further improvements to the property include UPVC double glazing, gas fired central heating and a ground floor cloakroom giving the property toilet and washing facilities on each floor.

The rear garden is a natural sun trap making full advantage of the sun most of the day and the property has a garage on block in a courtyard to the rear with access via an archway from the other side of Railway Crescent. There is further parking space in front of the garage.

The property is located only a hundred yards away from The Black Horse Inn and around 400 yards from the centre of Shipston-on-Stour, one of the most up and coming towns in South Warwickshire with a wide range of shops, public houses, restaurants and walks along the River Stour. The town has its own primary and secondary schools and community hospital.

### Directions

From our Moreton in Marsh office turn right and continue north along the A429 for approximately six miles continuing through the traffic lights with the signs to Shipston on Stour right and Chipping Campden left and after a further 1/2 mile turn right into Darlingscott Road and after 1/4 mile turn left into Tilemans Lane. Follow the road round to the right taking the next main turning on the left into Beecham Road then the second turning on the right into The Sidings, second turning on the left into The Sheldons and then next right into Railway Crescent, continuing straight on and then following the road round to the right and this property can then be found on the right with a hedgerow in front of the property overlooking the green. With pedestrian access only to the front.

### Entrance Hall

(13' 06" x 8' 04") or (4.11m x 2.54m)

With beech style laminate flooring, single radiator, UPVC double glazed front door, easy staircase turning to first floor, built in utility cupboard with fitted shelves and space and plumbing for automatic washer.

### Ground Floor Cloakroom

Two piece suite in white, low flush w.c. and corner wall mounted wash hand basin, tile splash back, fitted shaving mirror, single radiator, built in extractor and beech laminate flooring.

### Kitchen

(13' 10" x 8' 0") or (4.22m x 2.44m)

Marble style laminate worktops fitted to two sides with inset one and a half stainless steel sink unit with single drainer and mixer tap, split level Neff ceramic hob with built in electric circatherm oven to one side. Nine base cupboards and nine wall mounted cupboards one housing Ideal Classic gas fired central heating boiler. Concealed pelmet lighting illuminating worktops and a Kenwood dishwasher and Kenwood fridge freezer are included in the rent. Peninsular breakfast bar arrangement between kitchen and living area and single radiator.

### Living Room

(17' 02" x 14' 07") or (5.23m x 4.45m)

Beech style laminate flooring, double radiator, moulded fire surround with composite marble backing hearth with living flame gas fire. Inset spotlights to the ceiling and T.V ariel point. UPVC double glazed bay window to the rear and double doors opening onto the southerly facing rear garden. Built in under-stairs corner cupboard.

### First Floor Landing Area

Returning to second floor and single radiator.

### Rear Bedroom 2

(11' 09" x 14' 07") or (3.58m x 4.45m)

Single radiator, southerly outlook over rear garden.

### Family bathroom

Three piece suite in white, wash hand basin with three cupboards below, close-coupled low-flush WC, panel bath with mixer tap and thermostatic controlled wall mounted shower spray. Glazed side screen, medicine cabinet with double mirrored doors, chrome ladder style heated towel rail, radiator and extractor.

### Front Bedroom 3

(14' 08" x 8' 11") or (4.47m x 2.72m)

Single radiator, outlook over the green, built in airing cupboard with pressurised hot water system.

### Second Floor

#### Master Suite

(16' 0" x 14' 07") or (4.88m x 4.45m)

Twin dormer windows with outlook over the green, access to loft space, two single radiators.

### Ensuite Dressing Room

(11' 10" x 6' 01") or (3.61m x 1.85m)

One double and five single fitted wardrobes to one wall, southerly facing double glazed Velux swing window, fitted dressing area incorporating six draws and open shelves and single radiator.

### Ensuite Shower Room/W.C.

Three piece suite in white, pedestal wash hand basin, low flush w.c., shower cubicle with fully tiled walls, thermostatic wall mounted shower, folding glass doors and built in extractor, half tiled walls and single radiator. Double glazed Velux swing window with blind, strip light and shaving point.

### Outside

#### Rear Garden

(35' 0" x 20' 0") or (10.67m x 6.10m)

South easterly aspect and flagged patio immediately adjacent to the property suitable for al fresco dining. Outside water tap, graveled area with stone pathway and maturing shrubbery borders to each side and gated access to the rear leading to a communal pathway across which there is rear access to a single garage en bloc with vehicle access from Railway Crescent.

### Garage

(16' 0" x 8' 0") or (4.88m x 2.44m)

When exiting the back gate turn left and this is then the 3rd garage along. Garage with metal up and over door. Parking space for one vehicle beyond.

### Term & Conditions

Available immediately.

Unfurnished

Rent £1,150 pcm payable monthly in advance by Standing Order.


Holding Deposit - £265.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit £1,325.00. (refundable at the end of the tenancy subject to a final inspection)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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