



TO LET UNFURNISHED

RECENTLY REFURBISHED TWO
BEDROOM HOUSE CLOSE TO TOWN
CENTRE

RENT: £925 pcm

HOLDING DEPOSIT: £213.46

DEPOSIT: £1,067.30

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen
- Living Room
- Bathroom
- Two Bedrooms
- Small Patio Garden
- Off-street Parking for one car
- EPC Band C

SHIPSTON ON STOUR
£925 pcm

2 GREENWAYS COURT
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4DR

6 miles from Moreton on Marsh
11 miles from Stratford upon Avon
15 miles from Warwick (J15 M40)
15 miles from Banbury (J11 M40)

A WELL-PRESENTED TWO BEDROOM
HOUSE SITUATED CLOSE TO THE
TOWN CENTRE

Viewing strictly by appointment

Shipston on Stour is a former market town located in South Warwickshire. The town has a busy local centre with good shopping, schools and recreational facilities. Shipston is well situated for commuters to London and the West Midlands as Junctions 11 and 15 M40 are accessible at Banbury and Warwick respectively. The mainline railway to London Marylebone takes approximately 55 minutes from nearby Banbury.

2 Greenways Court is a semi-detached house built in the early 1990s. The property was refurbished to a few years ago and benefits from double glazing and gas-fired heating. To the rear there is an enclosed patio garden and a parking space next to the property.

GROUND FLOOR

Entrance with glazed front door. Recess housing boiler and plumbing for washing machine under a worktop. Opens into **Kitchen** 3.10m x 2.56m (10'2" x 8'4") with a range of fitted floor and wall units, inset stainless steel sink, ceramic hob with extractor hood over and single electric oven under, space for fridge freezer, understairs storage cupboard. **Living Room** 4.16m x 3.44m (13' 7" x 11' 3") with wood-effect flooring and French Doors to small patio garden.

FIRST FLOOR

Landing with carpet, loft access and radiator. **Bedroom One** 3.43m x 2.96m (11' 3" x 9' 8") with carpet, built in wardrobe and radiator. **Bedroom Two** 2.38m x 2.24m (7' 9" x 7' 4") with carpet and shelved built in airing cupboard. **Bathroom** 2.2m x 1.44m (7' 2" x 4' 8") with panel bath and shower over, glass shower screen, wash hand basin, WC, mirror, bathroom cabinet, heated towel rail and wood-effect flooring.

OUTSIDE

To the rear of the property there is a small patio garden. There is **one** allocated parking space next to the property.



GENERAL INFORMATION

Directions

CV36 4DR

From the town centre proceed to Darlingscote Road. The entrance to Greenways Court can be found a short way up on the right-hand side. No. 2 is immediately on the left.

What 3 Words

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Services

Mains water, electricity, gas and drainage are understood to be connected to the property. Telephone and internet are subject to BT transfer regulations.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 70 Potential: 88 Band: C

Tenancy

2 Greenways Court is available to let on an assured shorthold tenancy for an initial period of twelve months at a rent of £925 per calendar month exclusive of council tax, water, drainage, gas, electricity, telephone etc. An application form will be required for each applicant and processing takes about five working days to complete.

Additional Information

No known property issues including: location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a maximum of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

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.

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