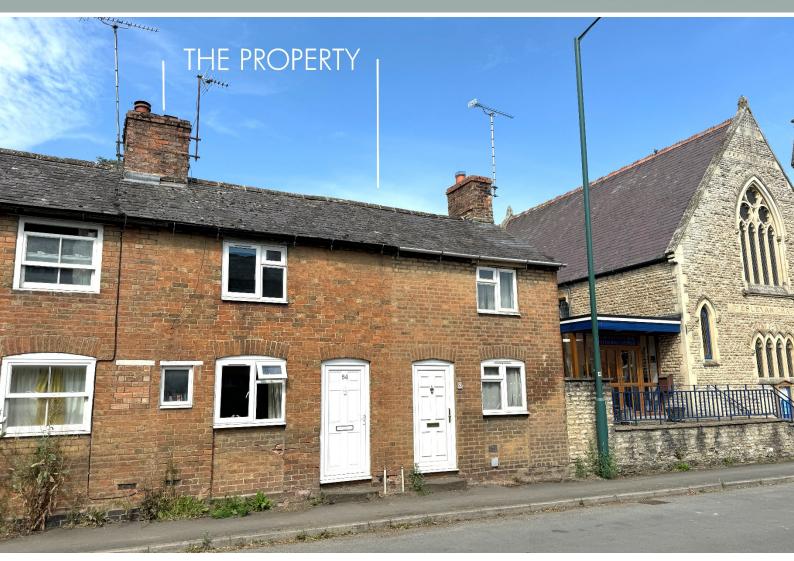
# COLEBROOK SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



### TO LET UNFURNISHED

AN ATTRACTIVE SEMI-DETACHED COTTAGE WITH ENCLOSED GARDEN AND PARKING

HOLDING DEPOSIT: £183.46

RENT: £795.00 pcm

DEPOSIT: £917.30

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Bedroom
- Bathroom
- Courtyard Garden
- EPC Band D

## SHIPSTON ON STOUR £795 PCM

## **54 NEW STREET** SHIPSTON ON STOUR WARWICKSHIRE **CV36 4EN**

## ONE BEDROOM PERIOD COTTAGE WITH ENCLOSED GARDEN CLOSE TO THE TOWN CENTRE

Shipston on Stour is a 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 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 main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

54 New Street is a charming one-bedroom period terraced cottage within easy walking distance of the town centre and facilities. The property has the benefit of gas fired central heating, UPVC double glazed windows and a West facing courtyard garden to the rear.

#### THE GROUND FLOOR

Living Room  $3.81 \,\mathrm{m} \times 3.66 \,\mathrm{m} \, (12'6'' \times 12')$  outlook to the front of the property, ornamental fireplace with tiled hearth, built-in cupboards to chimney recess, under stairs storage space, builtin cupboard, quarry tiled floor and exposed beams. Kitchen  $3.61 \,\mathrm{m} \times 2.11 \,\mathrm{m}$  ( $11'9 \times 6'11$ ) outlook and part-glazed door to rear garden, fitted with single worktop to one wall with electric hob, extractor hood over and single electric oven under. Range of built-in drawers and cupboards, matching wall cupboards, wood effect worktop with inset stainless steel single bowl single drainer sink with mixer tap, space and plumbing for washing machine and space for fridge.

#### THE FIRST FLOOR

Landing with access to loft and exposed floorboards. Bedroom.  $3.17 \text{m} \times 2.45 \text{m} (10'4 \times 8'2)$  outlook to the front of the property, exposed floorboards and built-in wardrobe cupboard to chimney recess. Bathroom fitted with P-shaped shower bath with glazed shower screen and mixer tap, close coupled WC, pedestal wash hand basin, obscured glazed window to rear, towel radiator, exposed floorboards and built-in cupboard with gas fired combination boiler.

#### **OUTSIDE**

To the rear of the property, a small, enclosed courtyard garden has been hard landscaped with gravel and paved patio. Brick built outhouse and a pedestrian gate opening to Old Road situated to the rear of the property.

#### **GENERAL INFORMATION**

CV36 4EN

#### Services

Mains water (rates), drainage and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Mobile coverage Likely: 3, EE, O2 & Vodaphone.

Private parking space for one car. EV charging - none

#### Council Tax

Energy Performance Certificate

### Tenancy

#### Material 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. Property is managed by the Landlord.

#### IMPORTANT NOTICE