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ESTATE AGENTS



31 DONNINGTON ROAD, SHIPSTON ON STOUR

**31 DONNINGTON ROAD  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4BQ**

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 WELL-PRESENTED END-TERRACE FAMILY HOUSE WITH ATTRACTIVE ENCLOSED GARDEN AND GOOD OFF-ROAD PARKING.**

Enclosed Porch, Entrance Hall, Living Room, Kitchen/Breakfast Room, Cloakroom, Back Porch with Utility Area, Landing, Three Bedrooms, Shower Room, Separate W.C. uPVC Double Glazing. Gas-Fired Heating. Attractive Large Enclosed Garden. Store. Garden Shed. Good Off-Road Parking.

Viewing through Secombes Estate Agents, Shipston on Stour  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)

**Shipston on Stour**, a historic former market town with an attractive Georgian centre, is situated in the undulating south Warwickshire countryside. 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, Oxford, Warwick and Leamington Spa are accessible.

**31 Donnington Road** is a well-presented end-terrace family home offering spacious and well-proportioned accommodation benefiting from uPVC double glazing and gas-fired heating. In addition to the living room on the ground floor there is a well fitted kitchen/breakfast room, separate cloakroom and back porch with utility area.



On the first floor there are two double bedrooms and a single bedroom, together with bathroom and separate w.c.

Outside the important feature is the attractive enclosed large garden and to the front is good off-road parking.

The accommodation briefly comprises:

**Enclosed Porch** with quarry tiled floor and door to

**Entrance Hall** with **Cloakroom** with w.c. and wash hand basin.

**Living Room** with fireplace with electric feature fire, hearth and mantel shelf, double uPVC double-glazed French doors to garden, two wall light points, hatch to kitchen/breakfast room.

**Kitchen/Breakfast Room** with one and half bowl and single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surfaces over, four-ring Zanussi gas hob with extractor hood over, built-in Electrolux electric oven, space for fridge, fitted wall units, ceramic tiled floor, shelved **Larder Cupboard**, understairs **Store Cupboard**.

**Back Porch/Utility Area** with ceramic tiled floor, plumbing for washing machine, door to garden.

From the entrance hall bear right to the first floor **Landing** with shelved **linen cupboard**, boiler cupboard with Baxi gas-fired combi boiler (new 2022) for central heating and hot water.

**Bedroom One** with built-in double wardrobe.



**Bedroom Two** with built-in double wardrobe.

**Bathroom** Tiled with bath with shower unit with screen over, wash hand basin with fitted mirror over, separate w.c.

**Bedroom Three** with built-in shelved single wardrobe.



#### 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 C.

**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 (TBC)

Current: D (67) Potential: B (81)

#### OUTSIDE

Outside to the front is a part-paved and part-gravel driveway offering **Off-Road Parking** for three/four cars with a small lawned area beside.

The principal **Garden** is enclosed, L-shaped and about 62'0"/19.20m max. x 50'0"/15.24m max. Immediately adjoining the house is a large, paved patio beyond which the lawned area is surrounded by a paved path. **Garden Store** and detached metal **Garden Shed**.

#### Directions

#### Postcode CV36 4BQ

From the centre of Shipston on Stour head for Tredington and Stratford upon Avon along Church Street and into Stratford Road. Opposite the Ellen Badger Hospital and a short distance after Watery Lane turn left and proceed up Badgers Crescent. At the T-junction and opposite the medical centre turn right onto Donnington Road. Continue around Donnington Road and number 31 is situated on the left after about 200 yards

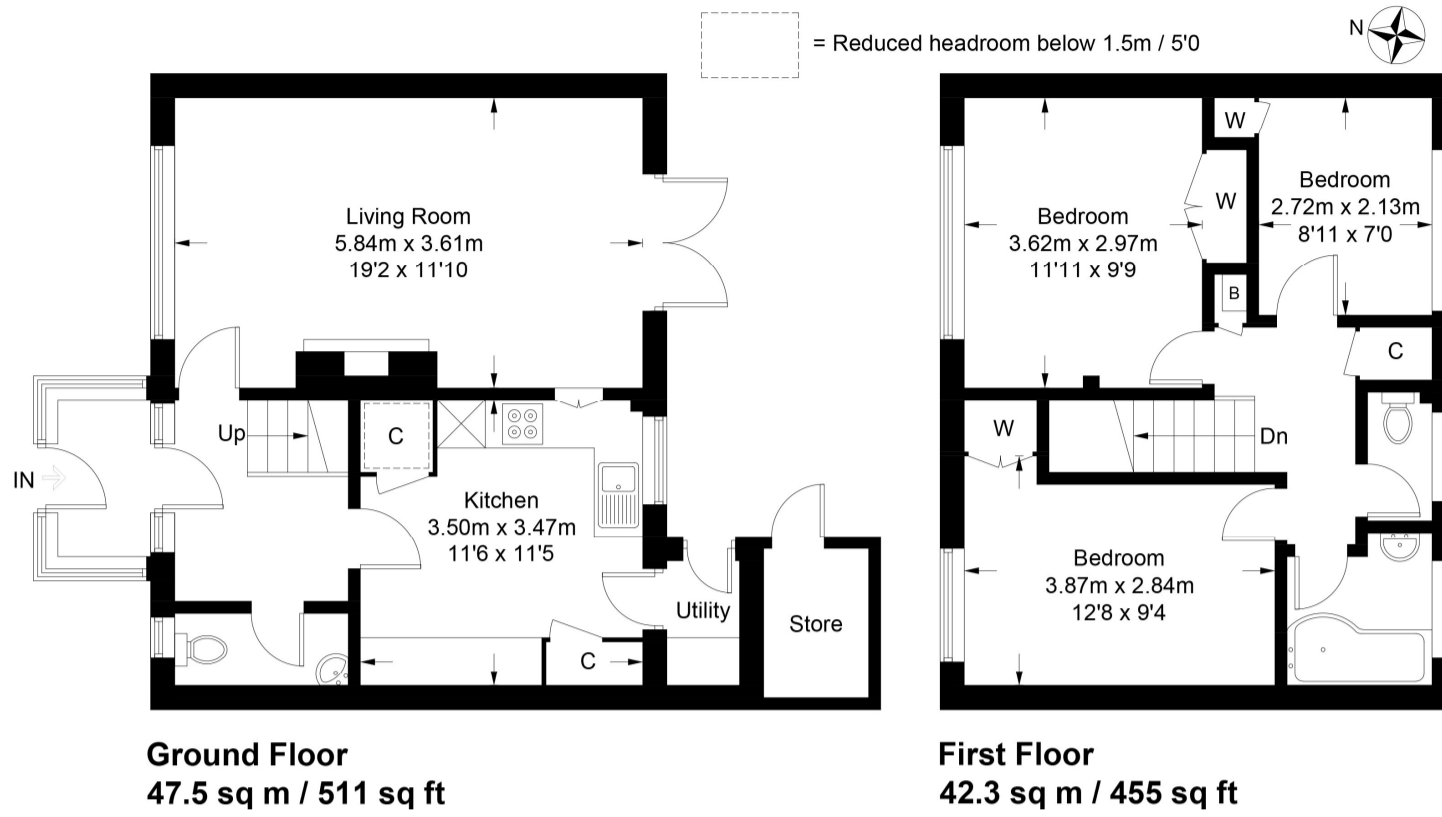
#### IMPORTANT NOTICE

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/S33085/F002/03.10.2022**



(PLEASE NOTE THE FLOOR PLANS ARE BEING RE-DRAWN AS PORTRAIT SO THEY WILL FIT BETTER)



Approximate Gross Internal Area = 89.8 sq m / 966 sq ft  
Store = 2.4 sq m / 26 sq ft  
Total = 92.2 sq m / 992 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID902789)

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