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9 RAILWAY CRESCENT , SHIPSTON ON STOUR

**9 RAILWAY CRESCENT
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4GD**

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 AND SPACIOUS MID TERRACE HOUSE SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE WITH ATTRACTIVE ENCLOSED COURTYARD GARDEN, SINGLE GARAGE AND CAR PARKING SPACE

Entrance Hall, Living Room, Kitchen, Cloakroom, Landing, Two Double Bedrooms, Shower Room. Gas Fired Heating. uPVC Double Glazing. Attractive Enclosed Courtyard Garden. Single Garage with Off Road Parking space in Front.

**Viewing through:
Seccombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.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.

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.

9 Railway Crescent is a well-presented mid-terrace house situated a short distance from the town centre. The property offers spacious and well-presented accommodation with two double bedrooms and an L-shaped living room. Outside is an attractive south and west-facing courtyard garden.



Situated a short distance away is a single garage with off-road parking space in front. The accommodation comprises:

Entrance Hall with **Cloakroom** with w.c., space for washing machine.

Living Room L-shaped with fitted shelving, French door to courtyard garden, gas point for Living Flame gas fire.

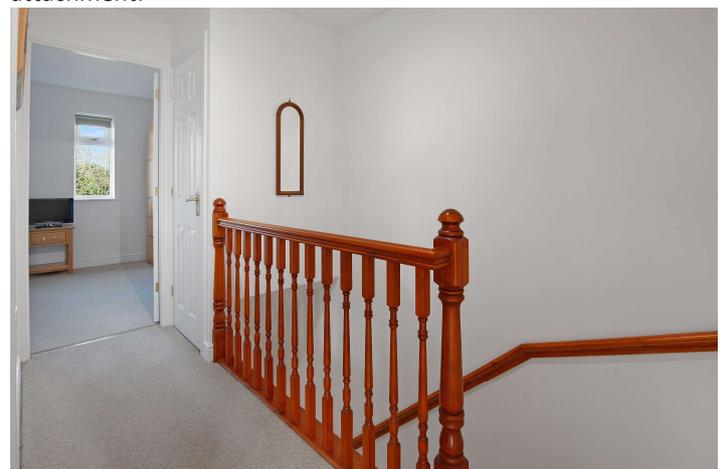


Walk-in Store Cupboard.

Kitchen with single stainless steel sink and drainer with built-in cupboard under, fitted wall units, built-in Zanussi oven with John Lewis four-ring electric induction hob above and extractor hood over, plumbing for washing machine and dish washer, space for upright fridge/freezer, ceramic tiled floor. Potterton gas fired boiler for central heating and hot water.



Landing with access to roof space, shelved **airing cupboard** with insulated hot water cylinder with electric immersion heater attachment.



Two Double Bedrooms



Shower Room part-tiled with large walk-in shower cubicle, w.c., wash hand basin, wall mounted Dimplex heater.



Outside and situated to the back is an enclosed **Courtyard Garden** about 19'0"/5.80m deep x 15'6"/4.73m wide. Immediately adjoining the house is a paved patio beyond which is a well-stocked flower and shrub border.

Situated a short distance across the courtyard situated behind the property is a **Single Garage** with **Off Road Parking Space** in front.

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. Potterton gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 70 (C) Potential: 88 (B)

Directions

Postcode CV36 4GD

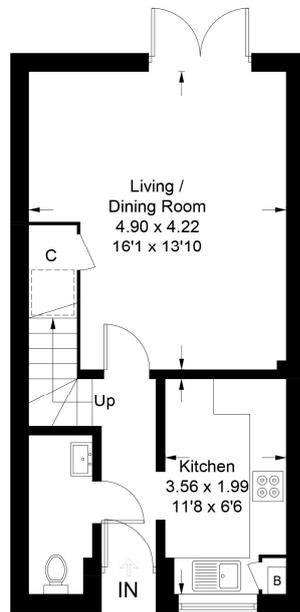
From the centre of Shipston on Stour take the A3400 (Church Street) north for Tredington and Stratford upon Avon. Proceed past Telegraph Street and after about a further 75 Yards, and on a right hand bend turn left into Station Road. Proceed along Railway Crescent after a further 75 Yards 9 Railway Crescent is situated on the left.

IMPORTANT NOTICE

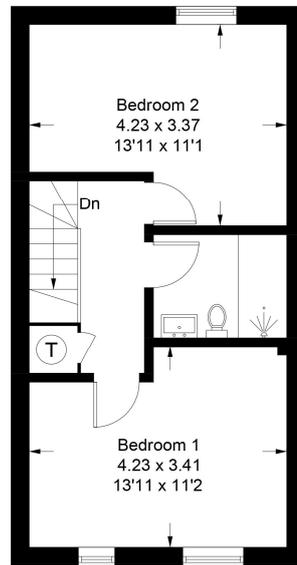
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3164/F003/03.04.2024

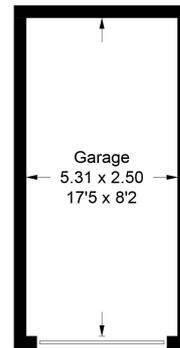
FLOOR PLANS



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 86.6 sq m / 932 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064995)



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Warwickshire CV36 4AG
shipston@seccombesea.co.uk

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