



47 WEST STREET, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**47 WEST STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4HD**

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).

AN OUTSTANDING OPPORTUNITY TO ACQUIRE AN ATTRACTIVE DOUBLE-FRONTED, EXTENDED END TERRACE HOUSE REQUIRING MODERNISATION WITH EXTENSIVE GARAGING AND WORKSHOPS, SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE

Entrance Hall, Living Room, Dining Room, Kitchen, Office, Cloakroom, Landing, Three Bedrooms, Family Bathroom. Oil-Fired Heating. uPVC Double Glazing. Enclosed Garden. Off-Road Parking. Extensive Garaging and Workshops.

Viewing: Seccombes Estate Agents, Shipston on Stour
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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. There are grammar schools locally at Alcester and Stratford upon Avon.

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.

47 West Street is an attractive double-fronted, extended end terraced period house situated a short distance from and level walk to the town centre. It is considered the property would benefit from updating and modernisation.

Another important features of the property is the extensive garaging and workshops which have a combined ground floor area extending to 1712 sqft / 159.1 sqm and incorporates a part-covered yard.

The house offers spacious and well-proportioned accommodation with two principal reception rooms, kitchen and office on the ground floor with three bedrooms (two double and a single) and family bathroom on the first floor.

Outside to the back a principally walled south-facing garden. The accommodation briefly comprises:





Front door leads into the **Entrance Hall** with stairs to first floor, **under stairs cupboard**.

Living Room with two wall light points.

Dining Room with two wall light points with built-in store cupboards to either side of chimney breast.

Kitchen with single stainless steel sink unit and double drainer with fitted cupboards under, fitted base units with work surfaces over, fitted wall units with concealed lighting under, electric cooker point, Worcester gas-fired boiler for central heating and hot water.

Office with built-in shelf and store cupboard, Door to **Cloakroom** with w.c., wash hand basin.

On the first floor is the **Landing** with access to roof space

Bedroom One with two built-in double wardrobes with cupboards over, two wall light points.

Bedroom Two with two built in double wardrobes with cupboards over.

Bedroom Three

Family Shower Room with shower cubicle and shower unit, w.c., wash hand basin. Shelved **airing cupboard** with lagged copper hot water cylinder with electric immersion heater attachment.



To the side and approached off West Street is a concrete driveway offering off road parking for 3/4 cars.

Adjoining is a principally **Walled Garden** about 28'6"/ 8.72 in deep x 14'3"/ 4.35 in wide mainly lawned with raised flower border.

Beyond the car parking area and adjoining the garden are the is the **Extensive Garaging** and **Workshops** with three phase electricity connected. Situated off the principal garage area are two independent **Storerooms** beyond which are **Two Further Garage/Workshop Areas**.

The garage/workshops are in need of improvement and there is also a former mezzanine area.

In addition there is a part covered **Small Yard** about 14' 5"/ 4.39m x 13' 8"/ 4.16m of which is a disused diesel tank with cloakroom facilities beside. The garaging and workshops including the part covered yard extend to 1712 sqft / 159.1 sqm

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 E.



Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, oil, water and drainage are connected to the property. Worcester oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 34 (F) Potential: 73 (C)

Directions

Postcode CV36 4HD

From the centre of Shipston on Stour proceed along West Street (B4A35) for Chipping Camden. After about 100 yards and having passed Shipston Veterinary Stable on the right, 47 West Street is situated on the left.

What 3 words/// parkland.alley.ranches

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/S3263/F005/19.12.2025

FLOOR PLANS

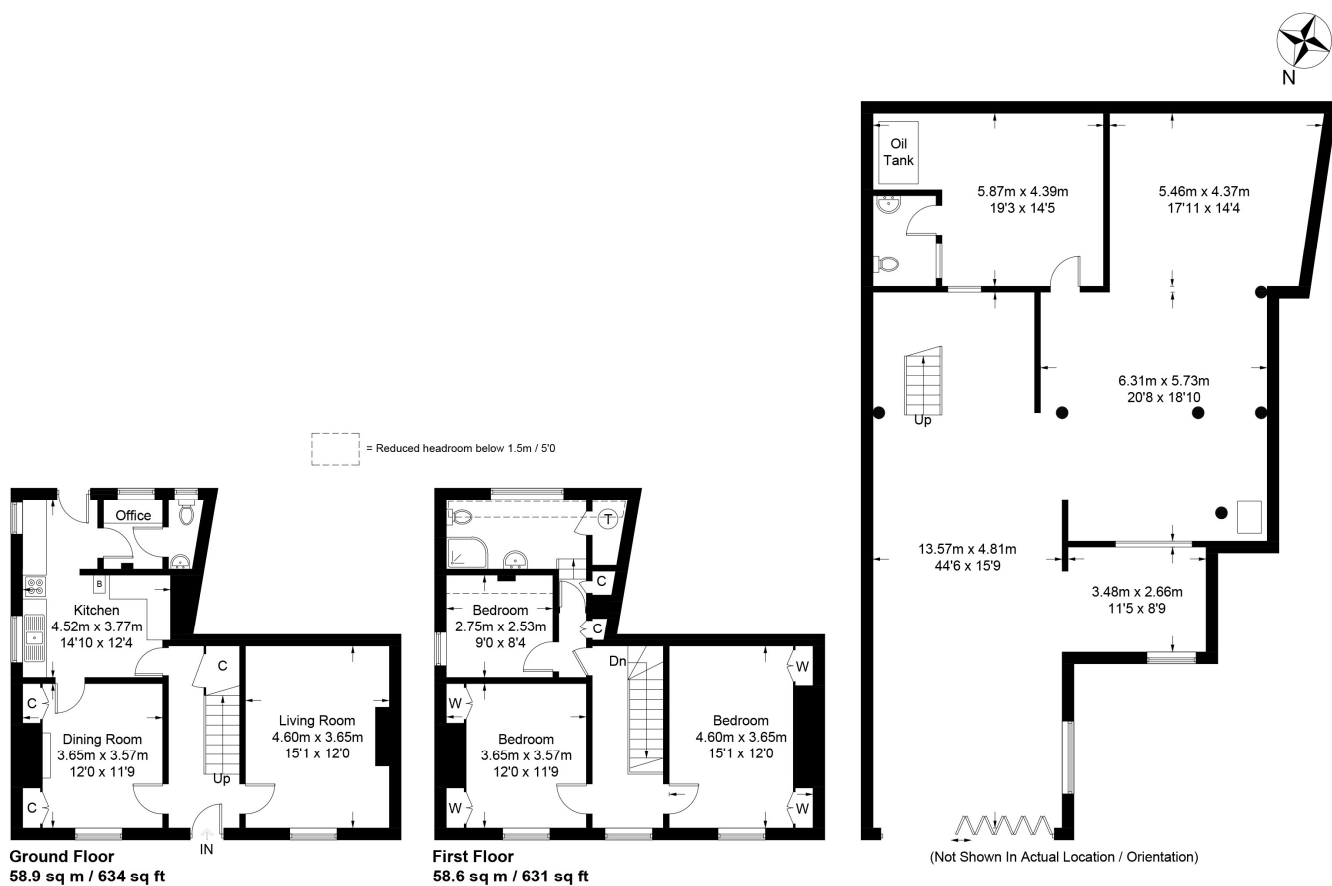


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1261188)



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