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ESTATE AGENTS



GREENWAYS COURT, SHIPSTON ON STOUR, WARWICKSHIRE

6 GREENWAYS COURT DARLINGSCOTE ROAD SHIPSTON ON STOUR CV36 4DR

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 PROPORTIONED SPACIOUS TWO BEDROOM HOUSE WITH ENCLOSED GARDEN AND OFF ROAD PARKING

Porch, Entrance Hall, Kitchen, Living/Dining Room, Conservatory, Two Double Bedrooms, Bathroom. Gas Fired Central Heating. uPVC Double Glazing. Enclosed Garden. Off Road Parking, Conservatory.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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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.

6 Greenways Court is a well located, spacious two-bedroom mid terrace house in an enclave of eight properties just off the Darlingscote Road a short distance to the town centre.

The property offers spacious and well-proportioned accommodation, benefiting from uPVC double glazing and gas central heating. The living/dining room has French doors leading to the conservatory, overlooking the garden. The main bedroom has fitted mirrored wardrobes and a built-in cupboard.

Outside to the front, there is off-road parking. The accommodation briefly comprises:

Open **Porch** with storage cupboard. **Entrance Hall** with laminate flooring, stairs to first floor and understairs cupboard. Archway to

Kitchen part tiled with stainless steel sink and drainer with mixer tap, fitted base and wall units, four-ring gas hob with oven, Zanussi washing machine, space for fridge/freezer.

Living Room with feature wooden fireplace surround, laminate floor, French doors to **Conservatory** with laminate floor and French doors to the garden.

Landing with access to roof space.

Bedroom 1 with fitted mirrored wardrobes and built-in cupboard.

Bedroom 2 with built-in cupboard.

Bathroom with floor standing vanity unit with central mixer tap, panelled bath with shower over, shower screen and w.c.

Conservatory with laminate floor with French doors to garden.

GARDEN

Attractive enclosed paved patio garden, gate with pedestrian access to rear.

To the front of the house is a **store cupboard** with gas-fired boiler.

CAR PARKING

One off road parking space and further guest parking.

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 B.

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

Current: 70(C) Potential: 82(B)

Directions

From the centre of Shipston on Stour take the (B4305) heading for Chipping Campden. After about 100 yards, and having passed the town council offices, take the first turning right into Darlingscote Road. Greenways Court is on the right after about a quarter of a mile, before reaching the secondary school.

Postcode CV36 4DR

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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