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27 BADGERS CRESCENT, SHIPSTON ON STOUR

**25 BADGERS CRESCENT
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4BD**

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-LOCATED THREE BEDROOM SEMI-DETACHED HOUSE OFFERING POTENTIAL SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE, WITH INTEGRAL SINGLE GARAGE, ENCLOSED GARDEN AND GOOD OFF ROAD PARKING.

Enclosed Porch, Entrance Hall, Living Room, Kitchen, Cloakroom, Landing, Three Bedrooms, Shower Room, uPVC Double Glazing, Gas-Fired Heating, Integral Single Garage with Storeroom Off, Enclosed South-West Facing Garden, Good Off-Road Car Parking.

Potential to extend (subject to the necessary planning consents).

Viewing through:
Seccombesea Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk

In addition, to the back is an enclosed south-west facing garden. The accommodation briefly comprises:

Enclosed Porch front door to

Entrance Hall with stairs to first floor, door to **Cloakroom** with w.c., and wash hand basin.

Living Room double aspect with dual-fuelled fireplace, double uPVC double glazed French doors to garden.

Kitchen/Breakfast Room with single stainless-steel sink and drainer with cupboard under, fitted base units with work surface over, fitted wall units, electric cooker point, plumbing for washing machine, understairs store area. Half glazed door to side hall.



On the first floor is the **Landing** with access to roof space. With **shelved linen cupboard** and **boiler cupboard** with British Gas combi gas-fired boiler for central heating and hot water

Bedroom One overlooking the front garden. **Bedroom Three** with a built-in store cupboard.

Bedroom Two with built in single wardrobe overlooking front garden.



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) 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.

25 Badgers Crescent is a three-bedroom semi-detached house situated a short distance from the centre of Shipston on Stour in a popular part of the town.

The property offers well-proportioned accommodation which may benefit from some updating, uPVC double glazing and gas-fired heating.

Adjoining the kitchen/breakfast room is an integral single garage in front of which and beside which is good off-road parking.

It is considered the property offers opportunity to extend (subject to obtaining the necessary planning consents).

Shower Room with shower cubicle, WC, wash and basin, heated tower rail.



Directions

From the centre of Shipston on Stour head north on Church Street (A 3400) for Tredington and Stratford upon Avon. Proceed along Church Street bearing right into Stratford Road. Take the second turning left into Badgers Crescent. 25 is situated on the left after about 75 yards.

Postcode CV36 4BD

What 3 words///motels.unicorns.badly

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/S3276/F003/11.05.2026

Approached from the **Side Hall** is the **Integral Single Garage** with power and light connected a storeroom off. Electric door.

Outside to the front is an open-plan lawned area with gravelled driveway and wide area offering good off-road parking.

Outside to the back is an **Enclosed South-West Facing Garden** about 45'0"/ 13.70 m wide x 24'0"/ 7.30 m deep. Immediately adjoining the house is a paved **Patio**, beyond which is a central lawned area with split-level gravelled area, together with raised flower borders.

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

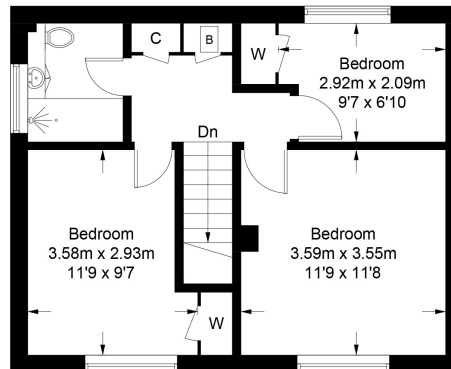
Current: 72 (C) Potential: 78 (C)



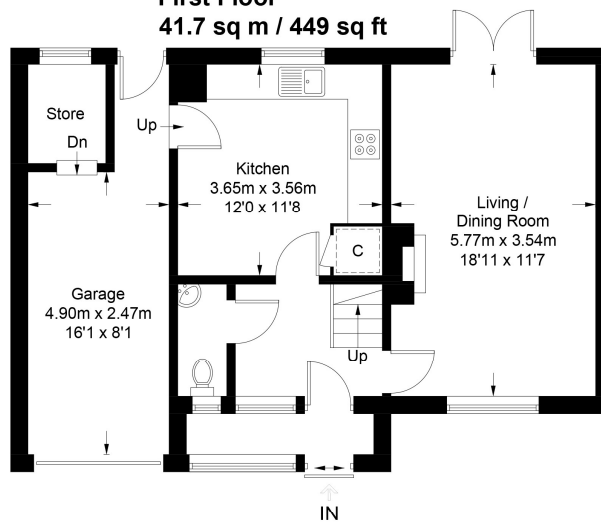
FLOOR PLANS



 = Reduced head height below 1.5m



First Floor
41.7 sq m / 449 sq ft



Ground Floor (Including Garage)
63.1 sq m / 679 sq ft

Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1294084)



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10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

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