

See the contents of these sale particulars



AY CRESCENT, SHIPSTON ON STOUR

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CRESCENT ON STOUR SHIRE

11 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and Banbury (M40 junction 11)).

WELL LOCATED THREE BEDROOM FAMILY HOUSE, CLOSE TO A TOWN GREEN, ENCLOSED GARDEN, SINGLE GARAGE, OFF-ROAD PARKING.

Living Room, Dining Room, Kitchen, Breakfast Room, Landing, Three Bedrooms, Family Bathroom, UPVC Double Glazing, Heating, Enclosed South and West Facing Garden, Off-Road Parking.

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 close to Banbury and Warwick respectively. There are also roads to Moreton in Marsh and Banbury with routes to Oxford and London respectively.

85 Railway Crescent is a well located three bedroom family house situated close to the town centre, a short distance to the north of the centre.

In addition to the two reception rooms, there is a dining room overlooking the garden with the principal bedroom and ensuite shower room.



an enclosed south and west facing garden
single garage with off-road parking space in
location briefly comprises:

stairs to first floor, door to **Cloakroom** with
basin.

replace, timber surround and mantel shelf
with timber-effect fire. Sliding patio door to

could be used also as a study or ground

stainless steel sink and drainer with
space for washing machine under, fitted base
units over, space for fridge, built-in Beko
oven and ring hob over and extractor hood above,

first floor **Landing** with airing cupboard
and hot water cylinder.

ensuite **Shower Room**, part tiled with
white and wash hand basin with built-in

part tiled with bath with electric Mira shower
over, wc, wash hand basin.



Bedroom Two overlooking the front.

Bedroom Three overlooking the garden and currently used as
a study.

Outside to the front is an open porch with slate shingle to
either side and ornamental tree. To the back the **Garden** is
enclosed, south and west facing and about 29'0"/8.84m max
depth x 28'0"/8.54m wide.

Immediately adjoining the house is a paved and gravelled patio
with steps up to a principally lawned garden with slate shale
shingle path to a timber shed. Shrub borders. Adjoining the
garden is the **Single Garage** with power and light connected,
together with an 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 D.

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
property. Gas-fired boiler for central heat

Energy Performance Certificate

Current: 75 (C) Potential: 80 (C)

Directions

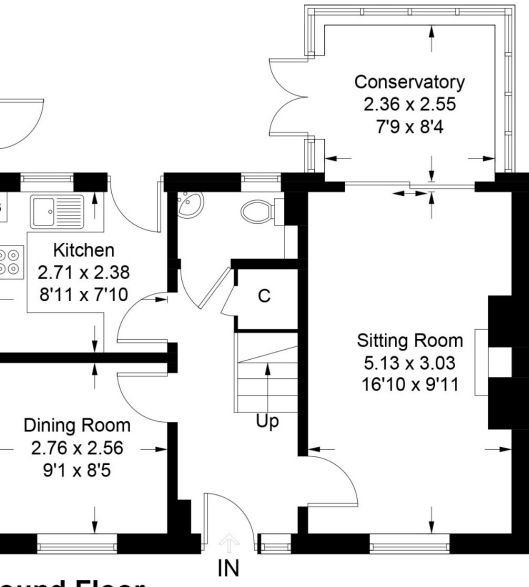
From the centre of Shipston on Stour,
Church Street (A3400) taking the second
Station Road. Continue along Station Road
Horse Inn into Railway Crescent. Continue
left hand bend and continue straight along
yards taking the first turning to the right.
is situated on the left after about 50 yards
town green.

What Three Words // / chambers.cans.sa

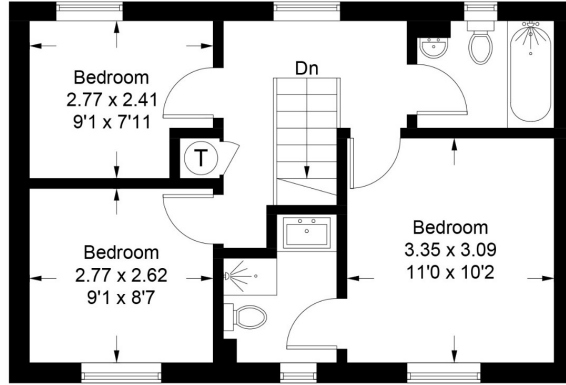
IMPORTANT NOTICE

These particulars have been prepared in g
guidance only. They are intended to give
the property, but do not constitute part of
part of a contract. The photographs show
and aspects as at the time they were t
carried out a survey on the property, nor
services, appliances or any specific f
measurements or distances we have refer
guide only and are not precise.

MFF/S32



Ground Floor



First Floor

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 100.9 sq m / 1086 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297980)

