



85 RAILWAY CRESCENT, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**85 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 junction 11).

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

Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, Cloakroom, Landing, Three Bedrooms, Ensuite Shower Room, Family Bathroom, UPVC Double Glazing, Gas Fired Heating, Enclosed South and West Facing Garden, Single Garage, Off-Road Parking.

Viewing through Seccombes Estate Agents, Shipston on Stour

**T: 01608 663788 E: shipston@seccombesea.co.uk
www.seccombesestateagents.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.

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.

85 Railway Crescent is a well located link-detached three bedroom family house situated close to a town green and a short distance to the north of the centre of Shipston on Stour.

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



Outside to the back is an enclosed south and west facing garden **Bedroom Two** overlooking the front. beside which is a single garage with off-road parking space in front. The accommodation briefly comprises:

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

Living Room with fireplace, timber surround and mantel shelf enclosed, south and west facing and about 29'0"/8.84m max incorporating electric timber-effect fire. Sliding patio door to deed x 28'0"/8.54m wide.

Conservatory.

Dining Room which could be used also as a study or ground floor bedroom.

Kitchen with single stainless steel sink and drainer with cupboard and plumbing for washing machine under, fitted base units with work surfaces over, space for fridge, built-in Beko electric oven with four ring hob over and extractor hood above, fitted wall units.

Stairs rise to the first floor **Landing** with airing cupboard shelved with insulated hot water cylinder.

Bedroom One with ensuite **Shower Room**, part tiled with shower cubicle, wc and wash hand basin with built-in cupboards under.

Family Bathroom part tiled with bath with electric Mira shower and shower screen over, wc, wash hand basin.

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 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.

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 are connected to the property. Gas-fired boiler for central heating and hot water.

Energy Performance Certificate

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

Directions

From the centre of Shipston on Stour, proceed north on Church Street (A3400) taking the second turning left into Station Road. Continue along Station Road passed The Black Horse Inn into Railway Crescent. Continue around the sharp left hand bend and continue straight ahead for about 100 yards taking the first turning to the right. 85 Railway Crescent is situated on the left after about 50 yards, and just before a town green.

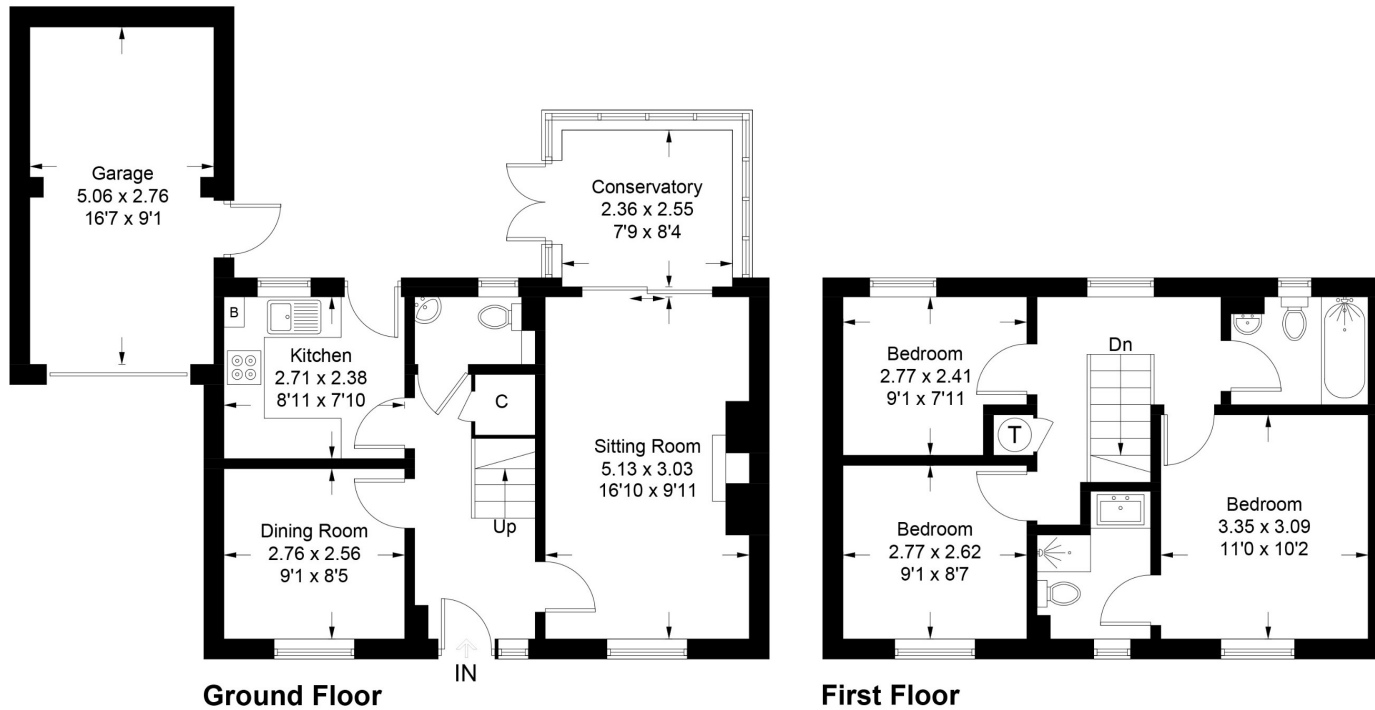
Postcode CV36 4GD

What Three Words /// chambers.cans.salaried

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.

FLOOR PLANS



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)



T: 01608 663788

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

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk