



10 POUND CLOSE SHIPSTON ON STOUR WARWICKSHIRE CV36 4QN

10 miles to Stratford-upon-Avon. 6 miles to Moreton in Marsh

A MODERN TWO-BEDROOM COTTAGE, POSITIONED ON A QUIET FOOTPATH WITHIN EASY DISTANCE OF THE TOWN CENTRE AND LOCAL FACILITIES

- Entrance Hall
- Living Room
- Kitchen
- Conservatory
- Guest WC
- Two Bedrooms
- Shower Room
- South-facing Garden
- Allocated parking
- EPC Band D

VIEWING STRICTLY BY APPOINTMENT

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Shipston-on-Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford, London and Birmingham.

10 Pound Close forms part of a modern development of similar two-bedroom properties in a quiet cul-de-sac with pedestrian footpath running between The Driftway & Station Road. The property benefits from gas-fired central heating and double glazing. A conservatory added to the rear elevation leads into an enclosed South facing mature garden.

THE GROUND FLOOR

Entrance Hall with laminate floor and part-glazed front door. **Guest WC** with close coupled WC, pedestal wash basin, obscured glazed window, tiled floor and extractor fan. **Living Room** window to front, engineered wood floor, ornamental fireplace with electric coal effect fire and under stairs cupboard with light and power supply. **Kitchen** with a range of matching units including inset stainless steel single bowl single drainer sink with mixer tap, inset four ring gas hob with single electric oven under, drawers and cupboards, space and plumbing for washing machine, space for fridge, wall-mounted gas fired

boiler to corner cupboard and bi-fold doors and window to **Conservatory** with tiled floor and electric light, doors to garden.

THE FIRST FLOOR

Landing access to loft space. **Bedroom One** outlook to the front of the property, built-in wardrobe and built-in airing cupboard with hot water cylinder. **Bedroom Two** outlook to the rear of the property. **Shower Room** with enclosed glazed shower cubicle with sliding doors, wall-mounted wash basin, close coupled WC, obscured glazed window and towel radiator.

OUTSIDE

To the front of the property, a small landscape garden is laid to lawn with gravel drive pathway leading to front door with outside light. To the side of the property a pedestrian gate opens to an enclosed south facing garden with mature trees, bushes and laid predominantly to lawn. Allocated Parking space x 2.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, gas and electricity are connected. Mains Gas fired central heating. Ofcom Broadband availability: *Ultrafast*. Ofcom outdoor Mobile coverage good: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band C

Energy Performance Certificate

Current: 67 Potential: 74 Band: D

Fixtures and Fittings

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

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

CV36 4QN

From Telegraph Street in the town centre, take the turning into The Driftway where Pound Close will be found a short distance along on the right-hand side. Proceed straight ahead down the footpath where the property will be found on the right-hand side.

What3Words:

///jokers.happy.collison

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS2340/06.08.2026