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ESTATE AGENTS



WEAVERS CLOSE, SHIPSTON ON STOUR

**10 WEAVERS CLOSE
SHIPSTON ON STOUR
CV36 4QL**

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-PRESENTED TWO BEDROOM HOUSE
QUIETLY LOCATED A SHORT WALKING DISTANCE
FROM THE TOWN CENTRE WITH AN ATTRACTIVE
ENCLOSED GARDEN AND TWO OFF-ROAD
PARKING SPACES**

Entrance Hall, Living Room, Kitchen, Two Bedrooms, Bathroom. uPVC Double Glazing, Gas-Fired Heating, Attractive Enclosed South-West Facing Garden, Two-Off Road Parking Spaces.

Viewing through
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.

10 Weavers Close is a well-presented semi-detached house quietly located a short walking distance from the centre. The property offers spacious and well-proportioned accommodation benefiting from uPVC double glazing and gas-fired heating.

To the front is an open plan garden, and to the back an attractive enclosed landscaped south-west facing garden. The accommodation briefly comprises:

Open Porch with store/meter cupboard beside. Front door into **Entrance Hall**

Living Room double aspect with feature fireplace with painted timber surround and mantel shelf incorporating electric flame-effect fire. Stairs to first floor.

Kitchen with single stainless steel unit and drainer with fitted cupboard and plumbing for washing machine under, fitted base units with work surface over, fitted wall units, built-in Viceroy electric cooker with Zanussi four-ring gas hob above and extractor hood over. Half-glazed uPVC back door to back garden.

From the living room stairs rise to the first floor **Landing**.

Bedroom 1 with built-in double wardrobe, **shelved linen cupboard** with Ideal gas-fired combi-boiler for central heating and hot water.

Bedroom 2 with built-in shelved and hanging wardrobe.

Bathroom part tiled with bath with electric shower unit and shower screen over, w.c., wash hand basin with built-in double cupboard under, bathroom cabinet.

Outside to the front an open-plan garden principally lawned with laurel hedge and side walkway leading around to the principal south-west facing garden which has been attractively landscaped, is enclosed and is about 24'0"/8.84m deep x 21'0"/6.40m wide. Immediately adjoining the house is a raised patio, beyond which is a central lawned area surrounded in part by well-stocked flower and shrub borders, with a small pond feature and further paved area.

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. Ideal gas-fired boiler for central heating and hot water.

Energy Performance Certificate
Current: 69 (D) Potential: 85 (B)

Directions **Postcode CV36 4QL**

From the centre of Shipston on Stour, proceed along Church Street (A3400) for Stratford upon Avon. Having passed Tesco Express, turn immediately left into Telegraph Street. After about 150 yards, take the first turning right into The Driftway. Proceed along The Driftway for about a further 200 yards, turning left into Husbandsmans Close. At the top of Husbandsmans Close a footpath to the left leads into Weavers Close. 10 Weavers Close is the third property on the right.

What Three Words/// visitors.following.soak



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/3298/F002/08.07.2026

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