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36 RIVERWAY, SHIPSTON ON STOUR

**36 RIVER WAY
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4RD**

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 SPACIOUS WELL PRESENTED END TERRACE TWO DOUBLE BEDROOM HOUSE WITH OFF ROAD PARKING, SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE.

Living Room, Kitchen, Two Double Bedrooms, Bathroom, Gas Fired Heating, Upvc Double Glazing, Patio, Off Road Parking.

**Viewing: Seccombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.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.

36 Riverway is a well-presented two double bedroom end terrace house situated a short distance from the town centre offering spacious and well-proportioned accommodation.

The kitchen and bathroom have been updated with a new boiler being installed in April 2024. In addition, there are built-in wardrobes to both double bedrooms. Outside to the front is a patio and off road parking space with visitor parking close by.

Porch with storage and meter cupboard with front door to **Living Room** with bay window, under stairs store cupboard. Stairs to first floor and archway to **Kitchen** part-tiled well-appointed incorporating one and a half bowl sink unit, fitted base units with work surface over, built-in Whirlpool dishwasher, built-in Zanussi washing machine,



fitted wall unit, built-in electric Whirlpool oven, Whirlpool ceramic four-ring electric hob with extractor hood over, Worcester gas-fired boiler for central heating and hot water space for upright fridge/freezer.

Stairs rise to first floor **Landing** with access to roof space.

Bedroom One with large bay window built in double wardrobe. **Bedroom Two** with built in double wardrobe and shelved **airing cupboard** with insulated hot water cylinder.

Bathroom well-appointed with bath with Tritan electric shower unit and shower screen over, wash hand basin with store cupboard under, w.c., bathroom cabinet, heated towel rail.



Outside to the front is a **Patio** with flower border, adjoining which is **Off-Road Parking** space with additional visitor parking close by..

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Service Charge It is understood there is a service charge for the upkeep of the common areas of the development which for 2026 is £260 (comprising two half yearly payments of £130).

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: 67 (D) Potential: 86 (B)

Agents Declaration

It should be noted that one of the vendors of 36 Riverway, Shipston on Stour is an employee of Seccombes Estate Agents.

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.

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