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CHARTERED SURVEYORS



**18 WARWICK PLACE, SHIPSTON ON STOUR, WARWICKSHIRE**

# 18 WARWICK PLACE SHIPSTON ON STOUR CV36 4DT

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 SEMI-DETACHED THREE BEDROOM PROPERTY IN NEED OF UPDATING, WITH ENCLOSED BACK GARDEN AND GARAGE.

Entrance Hall, Living Room, Kitchen/Breakfast Room, Utility, Three Bedrooms, Family Bathroom. Gas-Fired Central Heating. Part-uPVC Double Glazing. Gardens. Garage.

**Viewing through: Shipston on Stour office**  
**Tel: 01608-663788 email: [shipston@seccombes.co.uk](mailto:shipston@seccombes.co.uk)**

**Shipston on Stour** is an attractive former market town 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. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

**18 Warwick Place** is a three-bedroom semi-detached house with spacious and well-proportioned accommodation, with part-uPVC double glazing, situated towards the edge of the town. The property would benefit from updating and redecoration.

Outside there is large, enclosed back garden with garage and shared driveway.

The accommodation briefly comprises:

**Entrance Hall** with stairs leading to first floor and door to

**Living Room** about 14'8"/4.47m x 11'6"/3.505m double aspect, with log burner, radiator, uPVC double glazing.

**Kitchen/Breakfast Room** about 14'8"/4.47m x 10'2"/3.099m extending to 13'6"/4.115m double aspect, with single stainless-steel sink and drainer with cupboard under, plumbing for washing machine and storage cupboard. Door to

**Utility** with plumbing for washing machine and door to garden.

From the entrance hall stairs rise to the first floor **Landing** with roof access to part-boarded loft.

**Bedroom One** about 11'10"/3.60m x 10'4"/3.15m window to front with fitted cupboard with Worcester boiler, uPVC double glazing.

**Bedroom Two** about 11'7"/3.53m x 8'4"/2.54m window to front, radiator and uPVC double glazing.

**Family Bathroom** about 9'6"/2.896 x 5'5"/1.65m part-tiled with double shower unit with Triton electric shower, wash hand basin and w.c.

**Bedroom Three** about 8'9"/2.66m x 6'2"/1.88m window to garden.

## OUTSIDE

To the front the garden is mainly laid to lawn with paved path to side gate and shared driveway, which leads to the enclosed back **Garden** mainly laid to lawn with a garden store and **Detached Garage**.

## 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 particulars are included in the sale. All other items are expressly excluded.

### Services

Mains water, gas, electricity and drainage are connected to the property.

### Energy Performance Certificate

Current: C (69) Potential: B (83)

### Directions

### Postcode CV36 4DT

From the centre of Shipston on Stour take the B4305 heading for Chipping Campden. After about 100 yards, and having passed the town council offices, take the first turning right into Darlingscote Road. Take the third road on your left into Warwick Place and 18 Warwick Place is on the right-hand side towards the end of the road.

## 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/S3061/F002/14.06.2022**

