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ESTATE AGENTS



**23 GREENFIELDS CLOSE, SHIPSTON ON STOUR**

## 23 GREENFIELDS CLOSE SHIPSTON ON STOUR WARWICKSHIRE CV36 4HA

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-LOCATED AND QUIETLY SITUATED DETACHED BUNGALOW IN NEED OF MODERNISATION WITH SINGLE GARAGE, OFF- ROAD PARKING AND ENCLOSED GARDEN.

Entrance Hall, Living Room with Dining Area, Kitchen, Inner Hallway, Three Bedrooms, Bathroom, Separate w.c. Secondary Double Glazing. Gas-Fired Heating. Single Garage. Off-Road Parking. Enclosed South and West-Facing Garden.

#### Viewing through:

Secombes Estate Agents, Shipston on Stour

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**Shipston on Stour** is a friendly and 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 easily accessible.

**23 Greenfields Close** is a detached bungalow well-located at the end of the close in a quiet situation. The property, which is in need of modernisation, offers the opportunity to provide a fine home. The spacious and well-proportioned accommodation includes a large living room with dining area and each of the three bedrooms having built-in wardrobes.

Attached is a single garage with off-road parking in front and lawned area beside. To the back is an enclosed south and west-facing garden. The accommodation briefly comprises:

**Entrance Hall** with **Cloakroom** off with w.c, wash hand basin.

**Living Room** with fireplace incorporating living flame gas fire, tiled mantel shelf and hearth, bow window, fitted shelving.

**Kitchen** with single stainless steel sink unit and drainer with fitted cupboards under, fitted base unit, fitted wall units.

**Inner Lobby** with separate w.c., walk-in shelved **store cupboard**.

**Bedroom One** with two built-in double wardrobes (one shelved).

**Bedroom Two** with built-in double wardrobe.

**Bedroom Three** with built-in double wardrobe.

**Bathroom** part-tiled with bath and wash hand basin.

#### OUTSIDE

Attached to the house is the **Single Garage** with Worcester gas-fired boiler for central heating and hot water, power, light and water connected. To the front is a tarmac driveway offering off-road parking beside which the **Garden** is open-plan, principally lawned with flower and shrub borders. A side walkway leads around to the back garden.

Enclosed **Back Garden**. Immediately adjoining the property and approached from the kitchen is a paved patio about 16'6"/5.02m deep x 13'6"/4.11m wide. Beyond the garden is about 41'0"/12.97m wide x 22'0"/6.70m deep is principally lawned and surrounded by flower and shrub borders. A paved path runs along the side of the property to a timber lean-to **garden store** about 11'9"/3.58m x 3'9"/1.14m (internally).

#### 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 E.

**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. Worcester gas-fired boiler for central heating and hot water.

#### Energy Performance Certificate

Current: 66 (D) Potential: 82 (B)

#### Directions

From the centre of Shipston on Stour, proceed south along New Street and London Road (A3400) for about half a mile turning right into Callaways Road. Turn right into Greenfields Close and within Greenfields Close turn left at the T-junction. 23 Greenfields Close is the last bungalow on the left.

**Postcode CV36 4HA**

#### 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/S3074/F002/22.08.2022**

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