

# SECCOMBES

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ESTATE AGENTS



12 STATION ROAD, SHIPSTON ON STOUR

**12 STATION ROAD  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4BT**

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 THREE-BEDROOM HOUSE WITH ENCLOSED COURTYARD GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING SITUATED WITHIN EASY REACH OF THE TOWN CENTRE.**

Entrance Porch, Living Room, Kitchen/Diner, Three Bedrooms, Family Bathroom. uPVC Double Glazing. Gas-Fired Heating. Single Garage. Off-Road Parking for Two Cars. Enclosed Courtyard Garden.

Viewing through **Seccombes Estate Agents, Shipston on Stour**  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.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.

**12 Station Road** is a well-presented end of terrace house situated a short distance from the town centre of Shipston on Stour. The house offers well-proportioned and spacious accommodation including a living room and kitchen/diner on the ground floor and three bedrooms (two double and one single) and a family bathroom on the first floor. Karndean flooring is fitted throughout.

In addition there is a separate single garage and off-road parking for two cars and an enclosed courtyard garden.

**Entrance Porch** with part-glazed door and built-in cupboards.

**Living Room** with Karndean flooring.

Spacious **Dining/Kitchen** part-tiled with ceramic single sink and drainer, fitted base units with worktop over and fitted wall units above. Built-in four-ring gas hob and Indesit electric oven, plumbing for washing machine, space for dishwasher. uPVC double-glazed french doors to garden.

From the living room stairs rise to the first floor **Landing** with access to roof space.

**Bedroom One** with dressing area and window to front.

**Bedroom Two** with window overlooking garden.

**Family Bathroom** part-tiled with panelled bath and electric shower over, w.c., wash hand basin with vanity cupboard under. Electric towel rail.

**Bedroom Three** with built-in cupboard housing the Baxi boiler. Window to front.

#### OUTSIDE

The **Front Garden** is open-plan with gravelled **Off-Road Parking** for one car.

Enclosed paved attractive **Courtyard Garden** with raised beds, accessed from either the side gate or through the french doors from the kitchen/diner.

**Single Garage** and additional **Off-Road Parking** for one car.

#### 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. Gas-fired boiler for central heating and hot water.

##### Energy Performance Certificate

Current: D (68) Potential: B (83)

##### Directions

**Postcode CV36 4BT**

From the centre of Shipston on Stour take Church Street (A3400) north for Stratford upon Avon. After about 100 yards and as the road bears around to the right, turn left into Station Road. Number 12 is situated on the right after about 50 yards.

#### 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/S3086/F002/28.09.2022**

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