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10 THE OLD SCHOOL, STRATFORD ROAD, SHIPSTON ON STOUR

10 THE OLD SCHOOL STRATFORD ROAD SHIPSTON ON STOUR CV36 4AU

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 CHARMING MODERNISED TWO BEDROOM TERRACED STONE TOWN COTTAGE WITH OPEN-PLAN LIVING ACCOMMODATION AND TWO OFF-ROAD PARKING SPACES, SITUATED CLOSE TO THE TOWN CENTRE

Entrance Hall, Open-Plan Living Room incorporating Kitchen Area, Landing, Two Double Bedrooms, Bathroom. Gas-Fired Heating. uPVC Double Glazing. Two Off-Road Parking Spaces.

Viewing through Shipston on Stour office
Tel: 01608-663788 email: shipston@seccombesea.co.uk

Shipston on Stour is a 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.

10 The Old School is a charming terraced stone cottage which has been converted from the former Victorian school. The property, which has recently been modernised, benefits from gas-fired heating and uPVC double glazing with large open-plan ground floor accommodation incorporating a living area and kitchen with two double bedrooms and bathroom on the first floor. Situated a short distance away are two allocated car parking spaces. The accommodation briefly comprises:

Entrance Hall with stairs to first floor.

Open-Plan Living Room incorporating a living area with painted stone mullion window, with the **kitchen area** newly fitted and including single stainless steel sink and drainer with cupboard under, fitted breakfast bar and base units with work surface over, fitted wall units, plumbing for washing machine, fitted Lamona appliances including electric oven with four-ring electric hob over and extractor hood above, fridge and separate freezer.

Landing with access to roof space, **boiler cupboard** with Glow-worm gas-fired combi-boiler for central heating and hot water.

Bedroom One

Bedroom Two

Bathroom tiled and recently updated with bath with shower unit and shower screen over, wash hand basin, w.c., shelved store cupboard.

CAR PARKING

Situated a short distance beyond 10 The Old School is a communal car parking area with two allocated parking spaces for the property. Communal shed, drying and bin area.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Service Charge

It is understood there is a service charge of approximately £75 per annum for general maintenance and upkeep of the common areas.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in Band B.

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

Energy Performance Ratings

To be advised...

Directions

From the centre of Shipston on Stour take the A3400 north to Stratford upon Avon. Proceed along Church Street into Stratford Road and after about 100 yards The Old School is situated on the left in Stratford Road and just before the left-hand turn into Watery Lane. Turn left into the entrance of The Old School and 10 The Old School is situated immediately on the left.

Postcode CV36 4AU

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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