



11 COE AVENUE SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**11 COE AVENUE
SHIPSTON ON STOUR
CV36 4SD**

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 SPACIOUS DETACHED TWO DOUBLE BEDROOM HOUSE SITUATED IN A QUIET LOCATION WITH ATTRACTIVE ENCLOSED LANDSCAPED GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING

Entrance Hall, Living Room, Study/Office, Utility/Cloakroom, Dining/ Kitchen/Family Room, Two Double Bedrooms, Family Bathroom. Enclosed Landscaped Garden. Detached Single Garage. Off Road Parking for Two/Three Cars.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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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.

The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

11 Coe Avenue is a well-presented detached house set in a cul-de-sac overlooking the green and was built in 2021.

The spacious and well-proportioned accommodation has a well-appointed kitchen and bathroom, together with two double bedrooms.

In addition to the living room, the dining/kitchen/family room opens out to the attractive enclosed landscaped garden.

Situated a short distance away is a large single garage with two/three off-road parking spaces in front.

Spacious Entrance Hall with Amtico flooring with stairs to first floor.

Living Room and situated across the hall is the **Study/Office** with Amtico flooring.



Dining/Kitchen/Family Room with double uPVC French doors leading out to the garden, with the **Kitchen area** comprising one and a half bowl stainless steel sink unit with cupboard under, fitted base units with quartz work surfaces over with concealed lighting under, fitted wall units with concealed lighting under, integral dishwasher, built-in Zanussi electric double oven with four-ring gas hob and extractor hood above, integral fridge/freezer, Amtico flooring.

Utility/Cloakroom with integral Zanussi washing machine, single stainless steel sink with mixer tap, base units with quartz work surfaces over, w.c., Amtico flooring

Stairs rise to the first floor **Landing**

Bedroom One overlooking the green to the front with loft access.

Bedroom Two overlooking the green to the front.

Family Bathroom part-tiled with bath with power shower and shower screen over, w.c., wash hand basin.

Detached Single Garage with power and light connected. Situated to the side of the house is a driveway with parking for two/three cars.

THE GARDEN

The garden, which can be approached from the driveway is enclosed and has been attractively landscaped. Immediately adjoining the house is a paved patio with steps leading to a lawned area with well-stocked flower and shrub borders with trees and a second patio area.



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 D.

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 combi boiler for central heating and hot water.

Energy Performance Certificate

Current 85 (B) Potential: 95 (A)

Directions

From the centre of Shipston on Stour take the B4035 for Chipping Campden. Proceed along West Street into Campden Road. At the traffic lights turn right into Nason Way. At the T-junction turn right into Barrett Place then first left into Coe Avenue. At the top turn left and 11 Coe Avenue is situated immediately on the left.

Postcode CV36 4SD



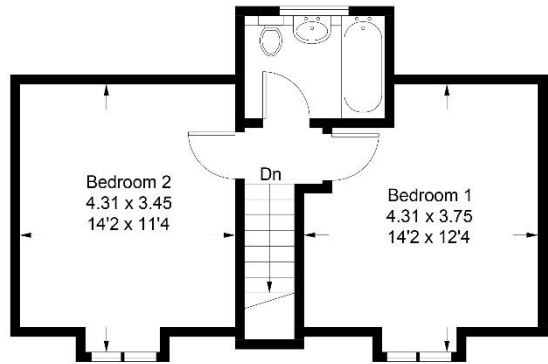
IMPORTANT NOTICE

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.

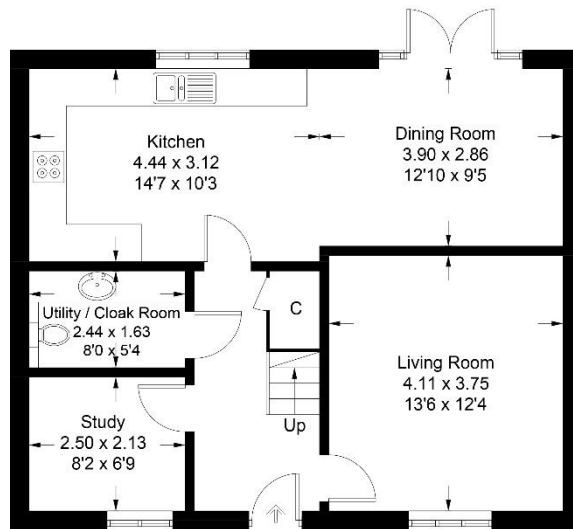
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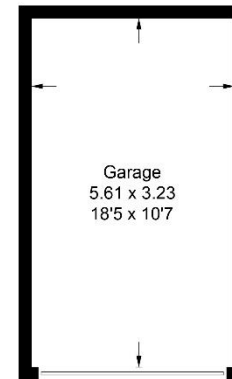
FLOOR PLANS



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Total = 115.3 sq m / 1241 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089544)



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