

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk



7 HUSBANDMANS CLOSE, SHIPSTON ON STOUR, WARWICKSHIRE

7 HUSBANDMANS CLOSE SHIPSTON ON STOUR CV36 4QJ

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 ONE BEDROOM FIRST FLOOR APARTMENT WELL-LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Entrance Hall, Utility Cupboard, Open-plan Living Room/Kitchen, Double Bedroom, Bathroom. uPVC Double Glazing. Electric Heating. Off-Road Parking Space.

Viewing through

Seccombes Estate Agents, Shipston on Stour

T: 01608 663788 E: shipston@seccombesea.co.uk

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.

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.

7 Husbandmans Close is a well-presented first floor apartment with light and airy accommodation throughout, well-located within Shipston on Stour and within easy walking distance of the town centre. In addition the property has an off-road car parking space situated close by.

Entrance Hall laminate flooring throughout with **cloaks area**, double **utility/airing cupboard** incorporating fitted shelving and new immersion water heater and space for tumble dryer.

Living Room with bay window to front incorporates a well-fitted **Kitchen area** with single stainless steel sink unit and drainer with mixer tap, fitted base and wall units, including integral Lamona electric oven with Lamona electric four-ring hob over and extractor hood above, space for fridge/freezer and plumbing for washing machine. Door to **Double Bedroom** with fitted double wardrobes, well-appointed **Bathroom**, part-tiled with paneled bath, Triton electric shower over, pedestal wash hand basin, w.c., ceramic floor tiles.

Situated close by is an allocated **Off-Road Parking Space**.



GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Service Charge It is understood there is a service charge for buildings insurance and maintenance payable in October each year, which is currently about £179.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band A.

Fixtures and Fittings

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

Services

Mains electricity, water and drainage are connected to the property. Electric immersion heater.

Energy Performance Certificate

Current: 56 (D) Potential: 78 (C)

Directions

From the centre of Shipston on Stour, take the A3400 towards Stratford upon Avon. Turn left into Telegraph Street just after Tesco Express, and then turn right into The Driftway. Husbandmans Close is at the end of The Driftway on the left-hand side. Continue past the parking area and 7 Husbandmans Close is up the stairs on the right-hand side.

Postcode CV36 4QJ

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/S3176/F002/15.05.2024

T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk