



12 PARSONS CLOSE, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**12 PARSONS CLOSE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4JS**

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 QUIETLY LOCATED SPACIOUS DETACHED
THREE BEDROOM BUNGALOW SITUATED A
SHORT DISTANCE FROM THE TOWN CENTRE**

Entrance Hall, Sitting Room, Dining Room, Kitchen, Back Hall/Utility Area, Three Bedrooms, Ensuite Bathroom, Family Shower Room. UPVC Double Glazing. Gas-Fired Heating. Integral Single Garage. Off Road Parking. Attractive Gardens.

Viewing through:

Secombes 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.

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.

12 Parsons Close is an attractive detached bungalow quietly located a short distance from the town centre.

The property offers spacious and well-proportioned accommodation having two principal reception rooms, three bedrooms (two double and a good sized single), together with an ensuite bathroom and family shower room. In addition, there is an integral garage with two off-road parking spaces in front. Outside there are open plan gardens to the front with the enclosed south-facing back garden offering privacy.





The accommodation comprises:

Entrance Hall with cloaks cupboard and walk-in airing cupboard with insulated hot water cylinder.

Glazed double doors lead into the **Sitting Room** with stone fireplace with timber mantel shelf and raised hearth, recessed shelved mirrored display alcove, sliding patio door to enclosed south-facing garden.

Dining Room with glazed door leading through to the **Kitchen**, with one and a half bowl sink unit, with built-in base and wall units, AEG built-in electric double oven, AEG four-ring electric hob with extractor hood over, plumbing for dishwasher, larder cupboard.

Glazed door to **Hall/Utility area** with plumbing for washing machine, space for upright fridge/freezer, door to garden, and access into **Integral Single Garage** with Worcester gas-fired boiler for central heating and hot water.

Bedroom one with two built-in wardrobes and a single wardrobe with door to **Ensuite Bathroom** with bath, wc, wash handbasin.

Bedroom two with a range of built-in wardrobes with cupboards over.

Bedroom three (currently used as a study) and **Family Shower Room** with shower, w.c., wash hand basin.

Outside the **Front Garden** is principally open plan mainly down to lawn with rose and lavender border and ornamental trees. From the gravelled drive a paved pathway leads to the front door.

The **Back Garden**, which is enclosed, south facing and offers privacy, is about 80'0"/24.39m wide by 16'0"/4.88m deep. Approached from the sitting room immediately adjoining the property is a **Paved Patio** beyond which the garden is principally gravelled with flower and shrub borders, together with incorporating a lawned area. **Timber Garden Shed**.

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: 68 (D) Potential: 82 (B)

Directions

From the centre of Shipston on Stour head south on the A3400 heading for Long Compton and Oxford. Go round the one-way system into New Street leading into London Road and taking the first turning right after about 75 yards into Callaways Road. After about a further 100 yards take the first right into Simpson Road taking the second right after about a further 100 yards into Parsons Close. At the end of Parsons Close bear right and Number 12 is the first property on the right.

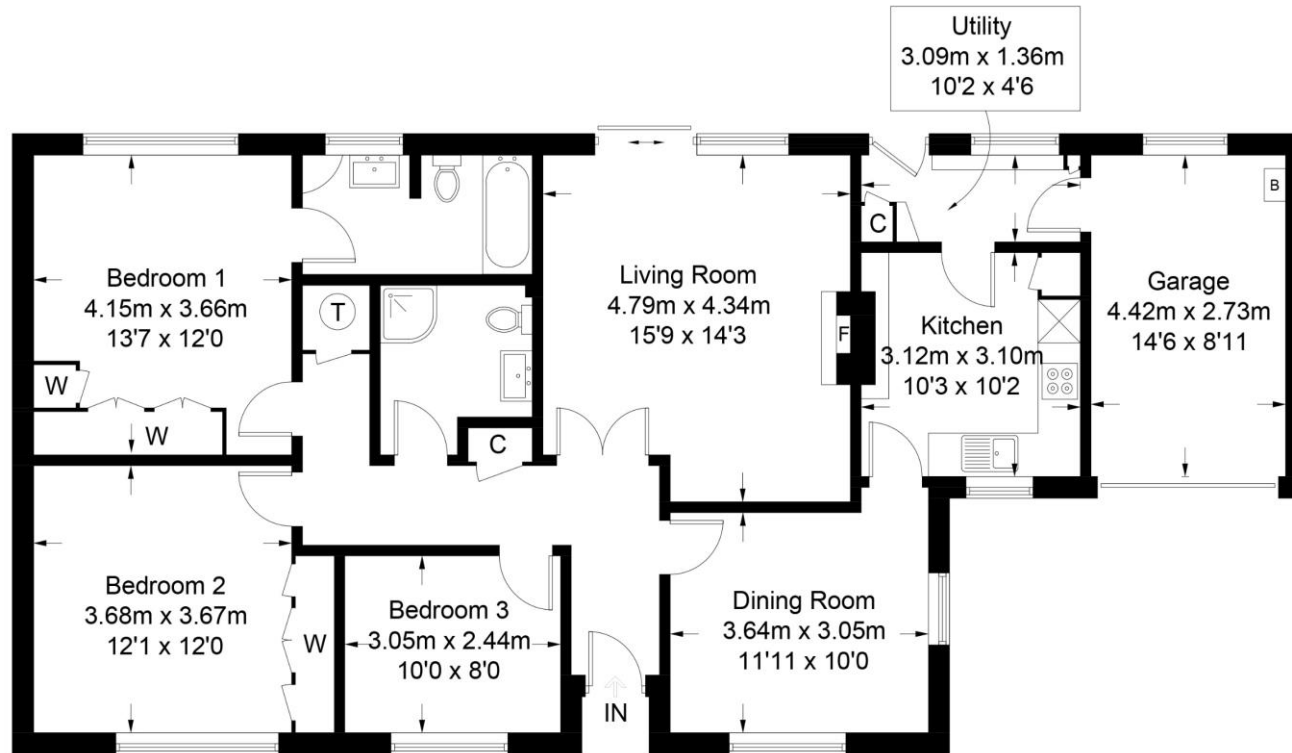
Postcode CV36 4JS

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/S3172/F010/31.05.2024**

FLOOR PLANS

12 Parsons Close, Shipston On Stour, CV36 4JS



Ground Floor

Approximate Gross Internal Area = 110.0 sq m / 1184 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 123.2 sq m / 1326 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID323272)



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