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16 COE AVENUE, SHIPSTON ON STOUR, WARWICKSHIRE

## 16 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).

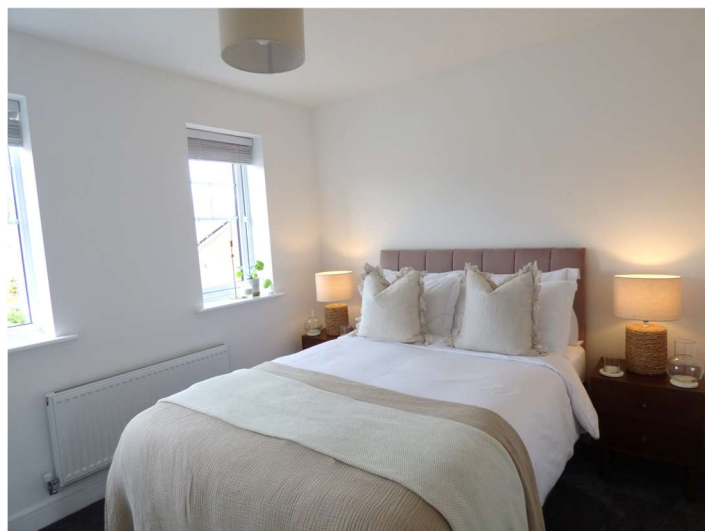
**AN ATTRACTIVE WELL-PRESENTED SEMI-DETACHED HOUSE IN A QUIET LOCATION TWO DOUBLE BEDROOMS WITH ENCLOSED GARDEN AND OFF-ROAD PARKING FOR TWO CARS.**

Entrance Porch, Open-Plan Kitchen/Dining/Living Room, Utility Cupboard, Cloakroom, Two Bedrooms, Family Bathroom. UPVC Double Glazing. Gas-Fired Heating. Enclosed Garden. Two Off-Road Parking Spaces

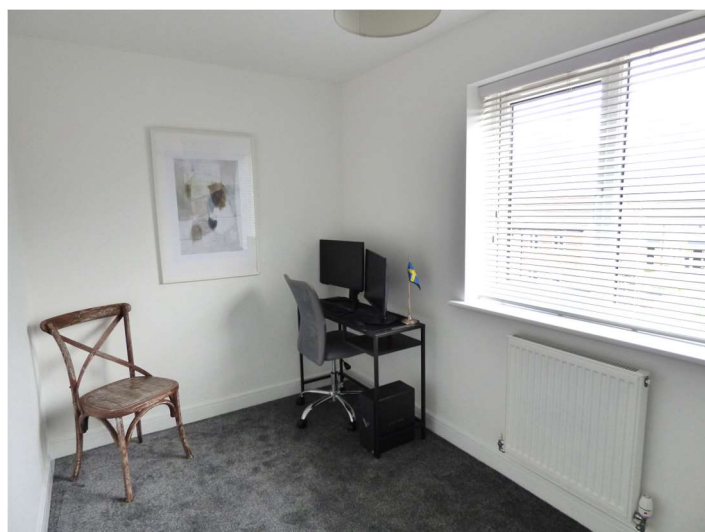
Viewing through  
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- Shipston on Stour is a popular former market town with an attractive Georgian centre situated in south Warwickshire.
- The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population 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.
- **16 Coe Avenue** is a semi-detached house quietly located towards the edge of the town.
- The spacious and well-proportioned accommodation has a well-appointed kitchen and bathrooms, together with two double bedrooms.
- In addition, the open plan Kitchen/Dining/Living room opens out to an enclosed garden.

- Situated to the front are two off-road parking spaces.
- **Entrance Porch** open plan **Kitchen/Dining/Living Room** with stairs to first floor, **Utility Cupboard** with Ideal gas-fired combi-boiler for central heating and hot water and washing machine. **Cloakroom** with wc, wash hand basin
- **Kitchen area** with one and a half bowl stainless steel sink unit with cupboard under, base units with concealed lighting under and work surfaces over, fitted wall units with concealed lighting under, integral Zanussi dishwasher, washer dryer, built-in Zanussi electric oven with induction hob over and extractor hood above, integral Zanussi fridge/freezer, ceramic tiled floor throughout.
- **Living Room** with half glazed door looking out to garden.
- **First floor Landing**
- **Bedroom One** double-aspect



- **Bedroom Two** overlooking the garden with fitted double wardrobes.



- **Family Bathroom** part-tiled with panelled bath with shower attachment and shower screen over, w.c., pedestal wash hand basin, heated towel rail, ceramic tiled floor.



- The enclosed **Garden** is south-east facing and about 18'6"/5.63m wide x 34'7"/10.54m long. Immediately adjoining the house and approached from door to the living room is a patio area, beyond which is a further garden 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 B.

### 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: 83 (B) Potential: 97 (A)

### Directions

### Postcode CV36 4SD

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 up to the top turn right 16 Coe Ave is about 20 yards on the right hand side.

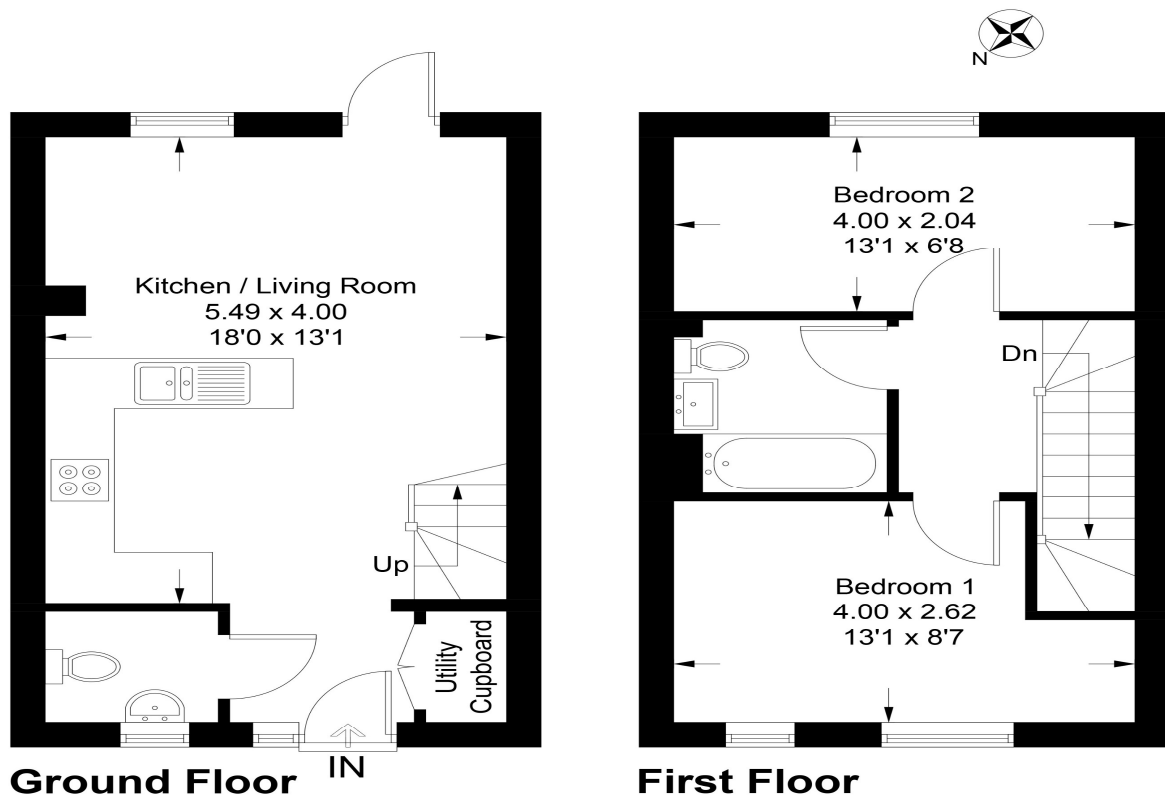


## IMPORTANT NOTICE

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/S3162/F003/22.03.2024**

## FLOOR PLANS



Approximate Gross Internal Area = 55 sq m / 592 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097121)

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