



45
WEST STREET

45 WEST STREET, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**45 WEST STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4HD**

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 END TERRACE THREE
BEDROOM HOUSE SITUATED A SHORT
DISTANCE FROM THE TOWN CENTRE WITH
DOUBLE GARAGE, OFF ROAD PARKING AND
ATTRACTIVE ENCLOSED GARDEN**

Entrance Hall, Living Room, Dining/Kitchen, Landing,
Three Bedrooms (Two Double and a Single), Family
Bathroom, uPVC Double Glazing, Gas Fired Heating,
Attractive Garden, Double Garage, Off Road Parking for
three/four cars.

Viewing: 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.

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.

45 West Street is a well-located town centre house situated a short walking distance from the High Street. The house offers well-presented and well proportion accommodation with three bedrooms (two double and a single), together with a living room and dining kitchen.

Outside a driveway passes under bedroom two to the double garage with off road parking in front for three/four cars and an



attractive south facing garden to the side. The accommodation briefly comprises

Entrance Hall with stairs to first floor

Living Room leading through to the

Dining/Kitchen with one and a half bowl and single drainer sink unit with built-in cupboards under and work surfaces over, built in Beko electric oven with Bosch four-ring electric hob over, plumbing for dishwasher and washing machine, built in wall unit, fitted shelving, Worcester gas-fired boiler for central heating and hot water, uPVC double glazed French doors to garden and double garage.

From the entrance hall stairs rise to the first floor **Landing** with shelved **linen cupboard**

Bedroom One with two built-in double wardrobes, recessed alcove for dressing table incorporating a shelved cupboard with fitted shelving under

Bedroom Two double aspect.

Family Bathroom with bath with shower and shower screen over, w.c., wash hand basin with cupboard under, shelved bathroom cupboard, heated towel rail.

Bedroom Three (currently used as a study)

Outside to the front the **Garden** is open plan and principally lawned with a tarmac driveway leading through and under bedroom two which offers **Off Road Parking** for three/four cars to the detached **Double Garage** with power and light connected.

Approached from the dining/kitchen and beside the garage the **Garden** is 37'0/11.27m deep. Immediately adjoining the house there is a paved **Patio** beyond which there is a lawned area with a number of attractive shrubs.

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 C.

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: 63 (D) Potential: 87 (B)

Directions

From the centre of Shipston on Stour proceed along West Street (B4035) for Chipping Campden. After about 100 yards 45 West Street is situated on the left

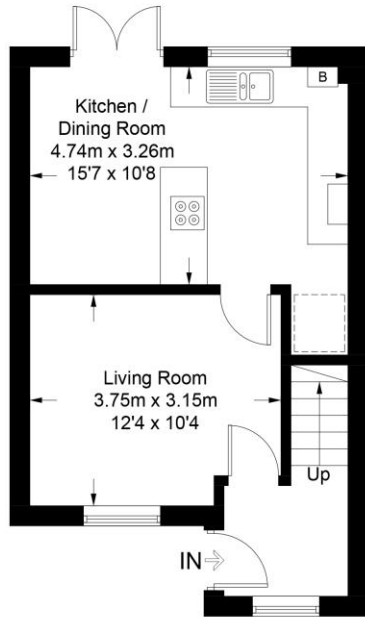
Postcode CV36 4HD

IMPORTANT NOTICE

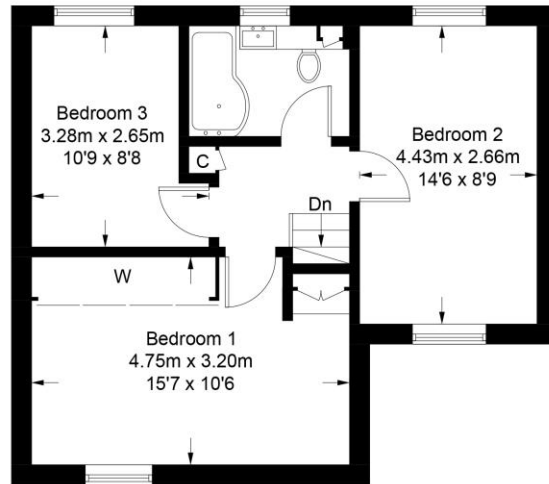
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.

MPF/S3194/F005/30.08.2024

FLOOR PLANS

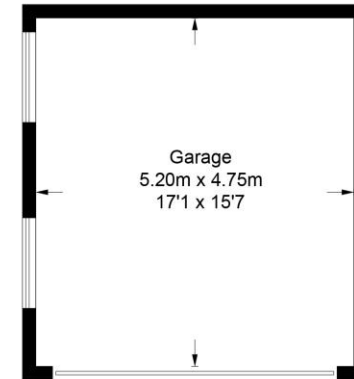


Ground Floor
33.9 sq m / 365 sq ft



First Floor
43.6 sq m / 469 sq ft

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft
Garage = 24.7 sq m / 266 sq ft
Total = 102.2 sq m / 1100 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1115787)



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