

# SECCOMBES

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6 STATION ROAD, SHIPSTON ON STOUR



**6 STATION ROAD  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4BT**

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 THREE BEDROOM  
LIGHT AND AIRY MID-TERRACE PROPERTY  
WITHIN WALKING DISTANCE OF THE TOWN  
CENTRE**

Entrance Porch, Living Room, Kitchen/Dining Room, Three Bedrooms, Family Shower Room, Attractive Enclosed Garden, Off Road Parking, Single Garage.

Viewing through **Seccombes Estate Agents, Shipston on Stour**  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)

**Shipston on Stour** is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a few surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

**6 Station Road** is a well presented, light and airy, well proportioned, spacious three-bedroom house, benefiting from gas central heating and uVPC double glazing with an enclosed entrance porch, living room, kitchen/dining room, three bedrooms, one being a single bedroom/office, family shower room, radiator covers throughout, attractive enclosed garden and single garage.

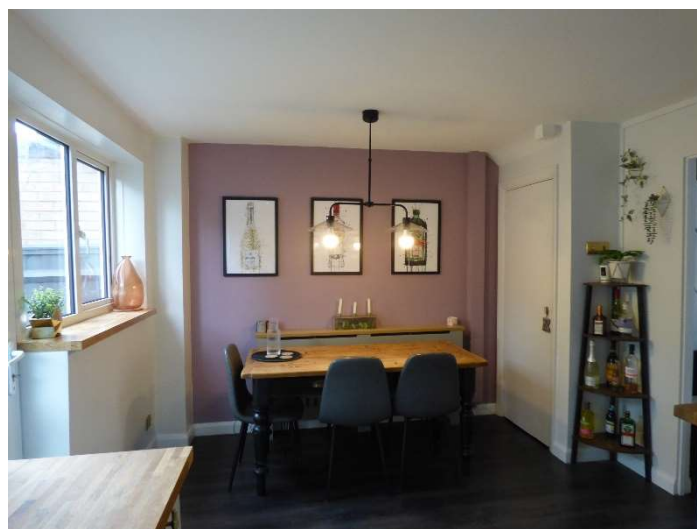
The accommodation briefly comprises

**Entrance Porch** with cloaks area and built-in cupboard with ceramic floor leading to

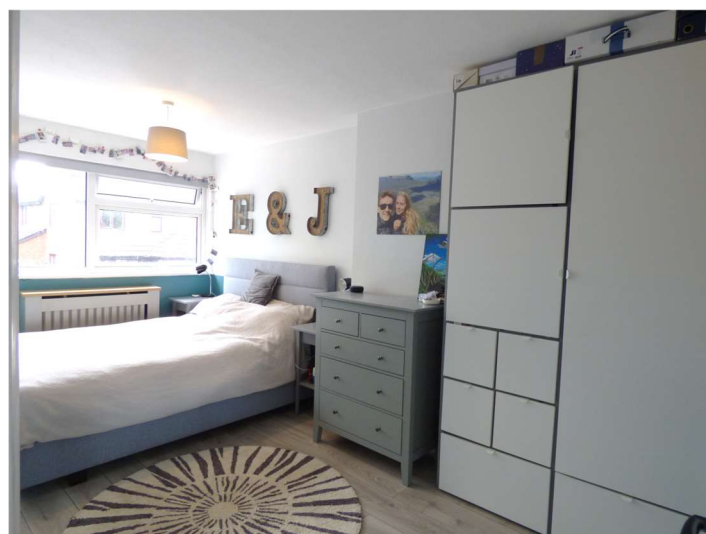
**Living Room** with stairs leading to first floor, attractive fitted cupboards and shelving either side of the sealed fireplace with tiled hearth with T.V. wall mounting and laminate floor throughout, sliding door leads to

**Kitchen/Dining Room** open-plan with fitted base units with oak work surfaces over, part-tiled, with Hotpoint four-ring electric hob with extractor hood over and electric oven under, ceramic inset sink with dual lever tap over and portable draining board, integral Hotpoint washing machine and integral dishwasher. In-built **Pantry** cupboard, part-glazed door to garden.

**Landing** with loft access and wood effect laminate flooring.



**Bedroom One** with fitted wardrobes and wood effect laminate flooring.



**Bedroom Two** with window to garden and wood effect laminate flooring.

**Bedroom Three/Office** with inbuilt cupboard over stairwell and wood effect laminate flooring.



**Family Shower Room** part tiled with fully tiled double shower enclosure, wash hand basin set into vanity unit and w.c. heated towel rail, laminate flooring.



## OUTSIDE

To the front is a gravelled area with parking for two cars.

The **Back Garden** which is about 25'6" (7.77m) deep x 14'6" (4.42m) wide is enclosed and principally lawned with patio adjoined to the property. Path leads to pedestrian gateway to **Single Garage** in a block situated a short distance from the property.



## GENERAL INFORMATION

### Tenure

The property is offered freehold.

### 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. Gas fired boiler for central heating and hot water.

### Energy Performance Certificate

Current: 76 (C) Potential: 89 (B)

### Directions

**Postcode CV36 4BT**

From the centre of Shipston on Stour, take Church Street (A3400) north for Tredington and Stratford upon Avon. After about 100 yards, and as the road bears to the right, turn left into Station Road. 6 Station Road is situated on the right after about 50 yards.

## 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.

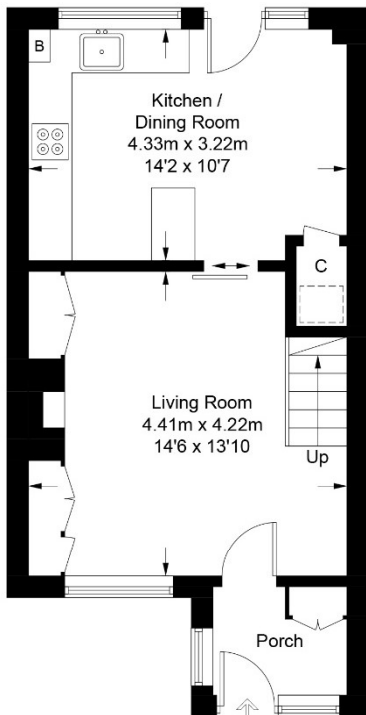
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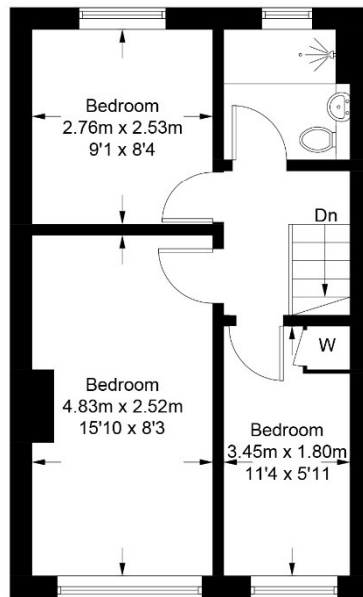
# FLOOR PLANS



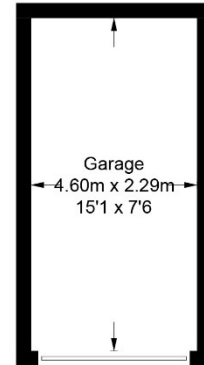
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**  
36.5 sq m / 393 sq ft



**First Floor**  
32.3 sq m / 357 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 68.8 sq m / 750 sq ft  
Garage = 10.6 sq m / 114 sq ft  
Total = 79.4 sq m / 864 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1113112)



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