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ESTATE AGENTS



WATERY LANE, SHIPSTON ON STOUR

**14 WATERY LANE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4BE**

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 LOCATED TWO DOUBLE BEDROOM
MODERNISED FAMILY HOUSE WITH ENCLOSED
GARDEN AND OFF ROAD PARKING, SITUATED A
SHORT DISTANCE FROM THE TOWN CENTRE**

Entrance Hall, Living Room, Dining/Kitchen, Utility/Boiler Room Two Double Bedrooms, Box Room, Family Bathroom, Enclosed Garden, Off Road Parking, uVPC Double Glazing, Gas Fired Heating.

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

Shipston on Stour is an attractive 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 number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

14 Watery Lane is two double bedroom mid terrace family house situated a short distance from the town centre.

In 2018/2019 the property was renovated and modernised with the works including rewiring, replumbing, installation of a new gas fired boiler, uVPC double glazing together with a new bathroom. In addition it is understood there was substantial replastering on the ground floor.

Outside to the back is an enclosed garden incorporating off road parking. The accommodation briefly comprises

Front door to spacious **Entrance Hall** with stairs to first floor.

Living Room with sliding doors to

Dining/Kitchen with dining area leading through to the kitchen with single stainless steel sink unit and drainer with fitted cupboards under, fitted base units with work surfaces over, fitted wall units, built in Zanussi double electric oven, four ring gas hob with extractor hood over.

Utility Room/Boiler Room with plumbing for washing machine, Worcester combi gas fired boiler for central heating and hot water, space for dryer and freezer. Door to garden.

On the first floor the **Landing** with access to **Roof Space**, shelved **Linen Cupboard**

Two Double Bedrooms each having a built in double wardrobe.

Box Room/Walk in Dressing Area

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

Outside to the front the **Garden** is open plan and principally lawned.

To the back is an **Enclosed Garden** about 44'0"/13.41m x 19'6"/5.94m with a covered **Patio** immediately adjoining the house leading to a lawned area incorporating a vegetable garden beyond which is a gravelled **Off Road Car Parking** space. **Garden Store**.

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 combi boiler for central heating and hot water.

Energy Performance Certificate

Current: 55 (D) Potential: 86 (B)

Directions

From the centre of Shipston on Stour take the A3400 (Church Street) north towards Stratford upon Avon. Continue past Telegraph Street on the left taking the next turning left after about 75 yards into Station Road. After The Black Horse Inn go right into Watery Lane and the property is immediately on the left.

Postcode CV36 4BE

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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