



TWO

TELEGRAPH STREET

SECCOMBES

ESTATE AGENTS

TELEGRAPH STREET, SHIPSTON ON STOUR, WARWICKSHIRE

2 TELEGRAPH STREET SHIPSTON ON STOUR CV36 4DA

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 DETACHED THREE DOUBLE BEDROOM PERIOD HOUSE SITUATED CLOSE TO THE TOWN CENTRE OFFERING SPACIOUS AND WELL-PRESENTED ACCOMMODATION WITH AN ATTRACTIVE COURTYARD GARDEN

Dining Hall, Sitting Room with Study Area, Kitchen/Breakfast Room, Three Double Bedrooms, Family Bathroom, Gas fired Heating, part uVPC Double Glazing, Attractive Courtyard Garden

Viewing Secombes Estate Agents, Shipston on Stour
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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 number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

2 Telegraph Street is an attractive detached period town house situated near the centre of Shipston on Stour and a short walking distance from the High Street.

The property offers well-presented, spacious and well-proportioned accommodation with the sitting room having a

study area and a kitchen/breakfast room incorporation an electric Aga.

On the first floor there are three double bedrooms and a large family bathroom with separate shower unit.

Outside is an attractive courtyard garden part of which offers an opportunity for off road parking.

In addition the occupiers of 2 Telegraph Street are able to purchase two parking permits for the Telegraph Street car park situated a short distance from the property. The accommodation comprises



Dining Hall, beyond which is the **Inner Hall** with stairs to first floor with **utility cupboard** with plumbing for washing machine and stairs to first floor

Sitting Room with open fireplace with tiled surround, mantel shelf and slate hearth, fitted shelving, incorporating a **Study Area** with fitted shelving overlooking the courtyard garden.

Kitchen/Breakfast Room with fireplace with exposed brick surround and chimney breast incorporating two-hob double oven electric Aga, one and a half bowl glazed china sink unit, fitted base unit with oak worksurface over, fitted wall units with concealed lighting under, integral dishwasher, four-ring gas hob with extractor hood over, built-in John Lewis electric over, space for upright American fridge/freezer.

Stairs lead up to the **First Floor** with **Landing**

Bedroom One with two built-in double wardrobes with cupboards over, exposed painted floor boarding, double-aspect with a sitting room.

Bedroom Two part exposed painted brick walling, fireplace feature, exposed painted floor boarding.

Bedroom Three with boiler cupboard, housing Worcester gas-fired boiler for central heating and hot water, together with



insulated hot water cylinder. Exposed painted floor boarding.

Outside approached from Telegraph Street is an attractive enclosed Courtyard Garden with brick pavier flooring. The courtyard is divided into two sections with the ability to park a car in the first section.

In addition, the occupier(s) of 2 Telegraph Street are able to obtain two parking permits from Stratford on Avon District Council to park in the Telegraph Street car park. It is understood currently the cost of the first permit is £35 per annum with the second permit costing £65 per annum.

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 D.

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: 45 (E) Potential: 86 (B)

Directions

From the centre of Shipston on Stour proceed north on Church Street (A3400) towards Stratford upon Avon. Take the first turning left into Telegraph Street and 2 Telegraph Street is situated on the right and immediately opposite the Tesco Express.

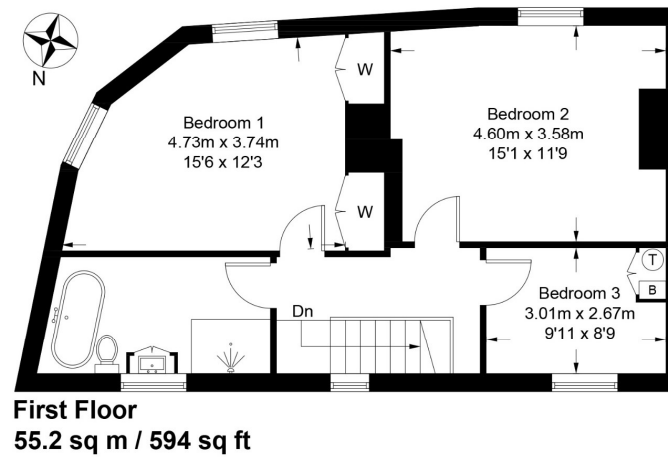
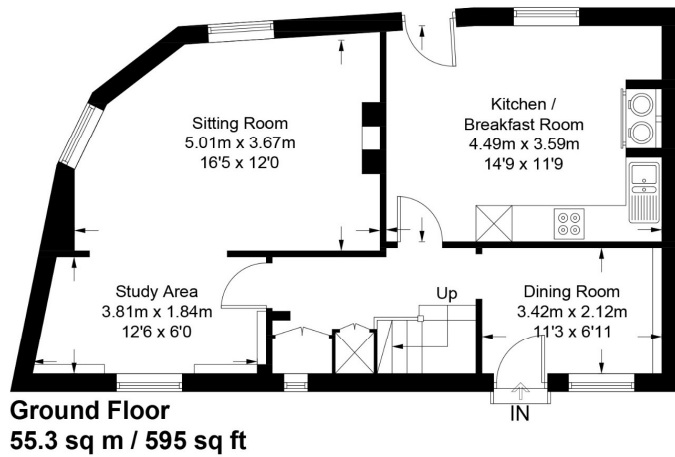
Postcode CV36 4DA

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/S3203/F005/25.09.2024

FLOOR PLANS



Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1129132)



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