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CHARTERED SURVEYORS



101 RAILWAY CRESCENT, SHIPSTON ON STOUR

101 RAILWAY CRESCENT SHIPSTON ON STOUR WARWICKSHIRE CV36 4GD

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 SPACIOUS MODERN TERRACED TOWN HOUSE WITH TWO DOUBLE BEDROOMS AND TWO BATHROOMS, ENCLOSED GARDEN AND CAR PARKING SPACE. (Kitchen may benefit from a refit.)

Entrance Hall, Living Room, Kitchen, Cloakroom, Landing, Two Double Bedrooms, Two Bathrooms. Gas-Fired Central Heating. uPVC Double Glazing. Enclosed Garden. Allocated Car Parking Space.

Viewing through:

Seccombes Estate Agents

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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.

101 Railway Crescent is a spacious and modern two double bedroom terraced town house offering well proportioned accommodation benefiting from uPVC double glazing and gas-fired heating. It is considered the kitchen may benefit from a refit. Outside to the back is an enclosed garden, together with one allocated parking space.

Entrance Hall with tiled floor, door to **Cloakroom** with w.c., wash hand basin, tiled floor.

Living Room (about 15'6"/7.72m max x 12'6"/3.81m) with fireplace incorporating a Living Flame gas fire, walk-in store cupboard and Fench windows to back garden.

Kitchen (about 9'6"/2.90m x 8'3"/2.52m) part-tiled with one and a half bowl and single drainer stainless steel sink unit with fitted cupboard under, fitted base units with work surfaces over, fitted wall units, plumbing for washing machine, built in Hisense double electric oven (recently replaced) with four-ring gas hob over and extractor hood above, Ideal gas-fired boiler for central heating and hot water, tiled floor.

Stairs rise up to the first floor **Landing** with access to roof space.

Bedroom One (about 10'3"/3.12m x 10'/3.05m) with built-in wardrobe and **airing cupboard** incorporating hot water cylinder. Door to **Ensuite Shower Room** with shower cubicle, wash hand basin, w.c., ceramic tiled floor.

Bedroom Two (about 10'3"/3.12m x 8'9"/2.67m) with built-in double wardrobe.

Bathroom part tiled with bath with shower attachment, wash hand basin, w.c., electric shaver point, extractor fan.

OUTSIDE

To the rear of the property is a south facing enclosed **Garden**, which is about 40'0"/12.20m max deep x 16'0"/4.88m wide. Immediately adjoining the house is a paved patio, beyond which the garden is principally lawned. A paved path leads up the garden to a back gate. **One Allocated Car Parking Space.**

GENERAL INFORMATION

Tenure

The property is offered for sale 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 particulars are included in the sale. All other items are expressly excluded.

Services

Mains water, electricity, gas and drainage connected to the property. Gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 75 (C) Potential: 89 (B)

Directions

From Shipston on Stour take the A3400 (Church Street) north for Tredington and Stratford upon Avon. Proceed past the left-hand turn to Telegraph Street and after about a further 75 yards and on a right-hand bend turn left into Station Road. Proceed along Station Road into Railway Crescent. Follow the road around to the left and continue up the hill. 101 Railway Crescent will be found on the left-hand side.

IMPORTANT NOTICE

The attached 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 were taken in August 2019 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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