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CHARTERED SURVEYORS



10 THE OLD SCHOOL, STRATFORD ROAD, SHIPSTON ON STOUR

**10 THE OLD SCHOOL
STRATFORD ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4AU**

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 TWO-BEDROOM TERRACED STONE TOWN COTTAGE IN NEED OF SOME UPDATING WITH TWO OFF-ROAD PARKING SPACES, SITUATED CLOSE TO THE TOWN CENTRE.

Entrance Hall, Living Room, Kitchen, Landing, Two Double Bedrooms, Bathroom. Gas-Fired Heating. uPVC Double Glazing. Two Off-Road Parking Spaces.

Viewing through Shipston on Stour office
Tel: 01608-663788 email: shipston@seccombes.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 number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

10 The Old School is an attractive terraced stone town cottage, which has been converted from the former Victorian School. The property, which is in need of some updating, offers spacious and well-proportioned accommodation benefiting from gas-fired heating and uPVC double glazing.

Features within the cottage include stone mullion windows to the ground floor. In addition, there are two allocated car parking spaces situated a short distance from the property.

The accommodation briefly comprises:

Entrance Hall with stairs to first floor.

Living Room L-shaped and about 17'0"/5.18m x 9'9"/2.97m widening to 17'9"/3.89m with stone mullion windows. Door to

Kitchen about 9'6"/2.9m max. x 7'3"/2.21m with single stainless steel sink with drainer with cupboard under, fitted base units with work surface over, fitted wall units, plumbing for washing machine, fitted Belling electric oven with four-ring Belling ceramic hob over and extraction hood above, Potterton Netaheat gas-fired boiler for central heating and hot water, stone mullion window, **understairs store cupboard**.

From the entrance hall stairs rise to the first floor **Landing** with access to roof space.

Bedroom One about 11'0"/3.35m x 8'3"/2.51m.

Bedroom Two about 8'9"/2.67m x 8'9"/2.67m.

Bathroom about 8'3"/2.51m x 4'6"/1.37m widening to 5'6"/1.68m fully tiled with bath with Aquatronic electric shower unit and shower screen over, wash hand basin, w.c., door to **airing cupboard** shelved with copper hot water cylinder.

CAR PARKING

Situated a short distance beyond 10 The Old School is a communal car parking area with two allocated parking spaces for the property. Communal shed, drying and bin area.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Service Charge

It is understood there is a service charge of approximately £75 per annum for general maintenance and upkeep of the common areas.

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

Energy Performance Certificate

Current: D (63) Potential: B (89)

Directions

Postcode CV36 4AU

From the centre of Shipston on Stour take the A3400 north to Stratford upon Avon. Proceed along Church Street into Stratford Road and after about 100 yards The Old School is situated on the left in Stratford Road and just before the left-hand turn into Watery Lane. Turn left into the entrance of The Old School and 10 The Old School is situated immediately on the left.

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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