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ESTATE AGENTS



19 THE DRIFTWAY, SHIPSTON ON STOUR, WARWICKSHIRE



## 19 THE DRIFTWAY SHIPSTON ON STOUR CV36 4QH

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 AND WELL-PRESENTED TWO BEDROOM HOUSE SITUATED CLOSE TO THE TOWN CENTRE WITH ENCLOSED GARDEN AND OFF-ROAD PARKING.**

Entrance Hall, Living Room, Kitchen, Conservatory, Two Double Bedrooms, Bathroom. uPVC Double Glazing. Gas-Fired Central Heating. Enclosed Garden. Two Off-Road Parking.

**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 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.

**19 The Driftway** is a well-located two bedroom semi-detached house situated a short distance from and within easy walking distance to the town centre.

The house offers well presented, spacious and well-proportioned accommodation including a recently fitted new kitchen. In addition there is a conservatory overlooking the enclosed back garden together with two off-road parking spaces close by. The accommodation comprises:

**Porch** with meter cupboard with front door to **Entrance Hall** with built in pine cupboard



**Living Room** with feature fireplace incorporating a coal-effect electric fire, stairs to first floor. Sliding door to

**Conservatory** overlooking the back garden with ceramic tiled floor, uPVC double glazed double French doors to the **patio and garden**.



**Kitchen** recently refitted and 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, built-in dishwasher, plumbing for washing machine, built in Logik electric oven with four ring AEG induction hob over and extractor hood above, fitted wall unit, Worcester gas fired boiler for heating and hot water, space for upright fridge freezer.

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



**Bedroom One** with built-in double wardrobe with double cupboard over, **airing cupboard** with insulated hot water cylinder with electric immersion heater attachment.

**Bedroom Two**

**Bathroom** part tiled with bath with Triton electric power shower over, w.c, wash hand basin, shower curtain.



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: TBA Potential: TBA

### Directions

**Postcode CV36 4QH**

From the centre of Shipston on Stour, take the A3400 north for Stratford upon Avon. Take the first turning left into Telegraph Street. Proceed up Telegraph Street and after about 150 yards, take the first turning right into The Driftway. Proceed along The Driftway and number 19 is at the far end on the left-hand side as the road turns sharply to the right.



### OUTSIDE

To the front of the property is a small open-plan lawned area with two **allocated car parking** spaces to the side of the house.



### 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.

**MFF/S3105/F003/01.03.2023**

The principal **Garden** area is situated to the back of the property and is approached either from the conservatory or through a timber gate leading from the car parking spaces and, is about 32'0" (9.75m) deep x 12'0" (3.66m) wide. The garden is enclosed by timber panelling and immediately adjoining the property is a paved patio beyond which a gravelled path leads down to a further patio with Astro turf lawn either side.

### GENERAL INFORMATION

#### Tenure

The property is offered freehold with vacant possession.

#### Council Tax

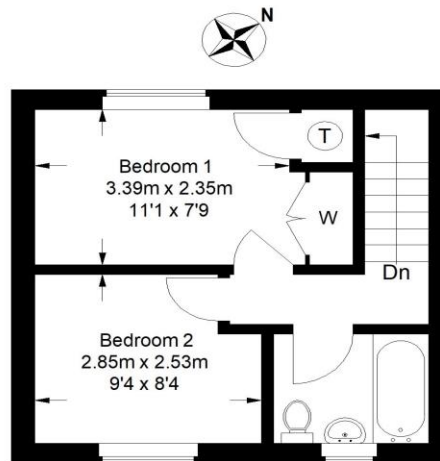
This is payable to Stratford on Avon District Council. The property is listed in band C.

#### Fixtures and Fittings

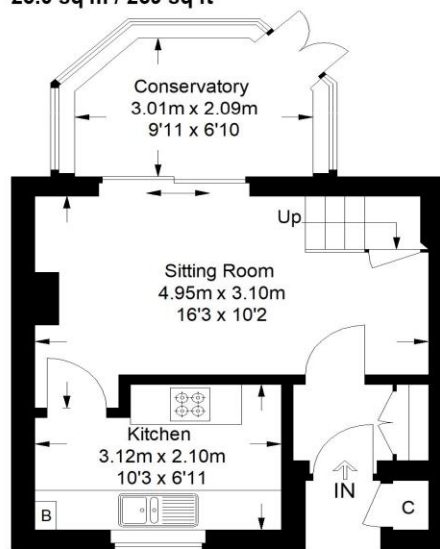
All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

#### Services





**First Floor**  
25.0 sq m / 269 sq ft



**Ground Floor**  
30.0 sq m / 323 sq ft

Approximate Gross Internal Area  
55.0 sq m / 592 sq ft

**T: 01608 663788**

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