



3 SPRINGFIELD ROAD, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**3 SPRINGFIELD ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4EY**

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 DETACHED THREE BEDROOM BUNGALOW SET IN ATTRACTIVE LANDSCAPED GARDENS WITH SINGLE GARAGE AND OFF-ROAD PARKING, WELL LOCATED IN A QUIET AND POPULAR AREA, A SHORT DISTANCE TO THE SOUTH OF THE TOWN CENTRE

Enclosed Porch, Entrance Hall, Spacious Living Room, Kitchen, Inner Hallway, Three Bedrooms, Shower Room, Cloakroom, Large Boarded Roof Space. UPVC Double Glazing installed August 2022. Gas Fired Heating. Single Garage. Off Road Parking Space. Attractive Enclosed Landscaped Gardens.

Viewing through:
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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.

3 Springfield Road is a well located detached three-bedroom bungalow set in landscaped garden situated in a quiet and popular area a short distance to the south of the town centre. The property offers well presented, spacious and well-proportioned accommodation benefiting from UPVC double glazing (installed in August 2022) and gas fired heating with the living room being triple aspect and about 26'3"/8.00m in length

together with the second bedroom having a length of about 20'3"/6.17m with sliding patio door opening out into the enclosed garden. In addition, both the kitchen and bathroom are well appointed.

Outside an important feature are the landscaped gardens which surround the property on all sides and include lawned areas with well stocked flower and shrub borders. In addition, there is a single attached garage with off road parking in front. The accommodation briefly comprises.

Enclosed Entrance Porch leading to the **Entrance Hall** with **Cloakroom** off with w.c., wash hand basin.





Living Room which is about 26'3"/8.00m in length, is triple aspect and incorporates a living flame coal effect gas fire with stone surround, tiled hearth and tiled mantle shelf, two wall light points.

Kitchen with single stainless sink unit and single drainer with fitted cupboards under, fitted base units with work surfaces over, Zanussi built in fitted electric oven with Zanussi four ring ceramic electric hob over and extractor hood above, plumbing for washing machine, Potterton Kingfisher II gas fired boiler for central heating and hot water, space for upright fridge freezer. Half glazed door to garden.

Inner Hallway with shelved store cupboard and shelved **Airing Cupboard**. Access with loft ladder to large, boarded roof space with power and light connected.

Bedroom One overlooking the front garden with built in double wardrobe with double cupboard over.

Bedroom Two which is about 20'3"/6.17m in length is double aspect overlooking the back and side garden with built in double wardrobe with double cupboard over.

Bedroom Three (currently used as an office/dining room).

Shower Room with fitted shower cubicle, wash hand basin, w.c., heated towel rail, built in bathroom cabinet.



Attached to the house is the **Single Garage** with power and light connected side personnel door to back garden. Situated in front of the garage is a single **Off Road Parking Space**.

The Gardens which form an important part of the property and surround the bungalow on all sides, have been attractively landscaped. To the front and set back behind a low brick wall the garden incorporates lawned areas with well stocked flower and shrub borders together with a wonderful Japonica and a number of ornamental trees. To the back and side, the garden is enclosed. Immediately beside the kitchen door is a paved **Patio** with the garden beyond being principally lawned and surrounded by well stocked flower and shrub borders. The **Back Garden** is approximately 41'0"/12.50m wide x 25'0"/7.62m deep.

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 E.

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. Gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 66 (D) Potential: 83 (B)

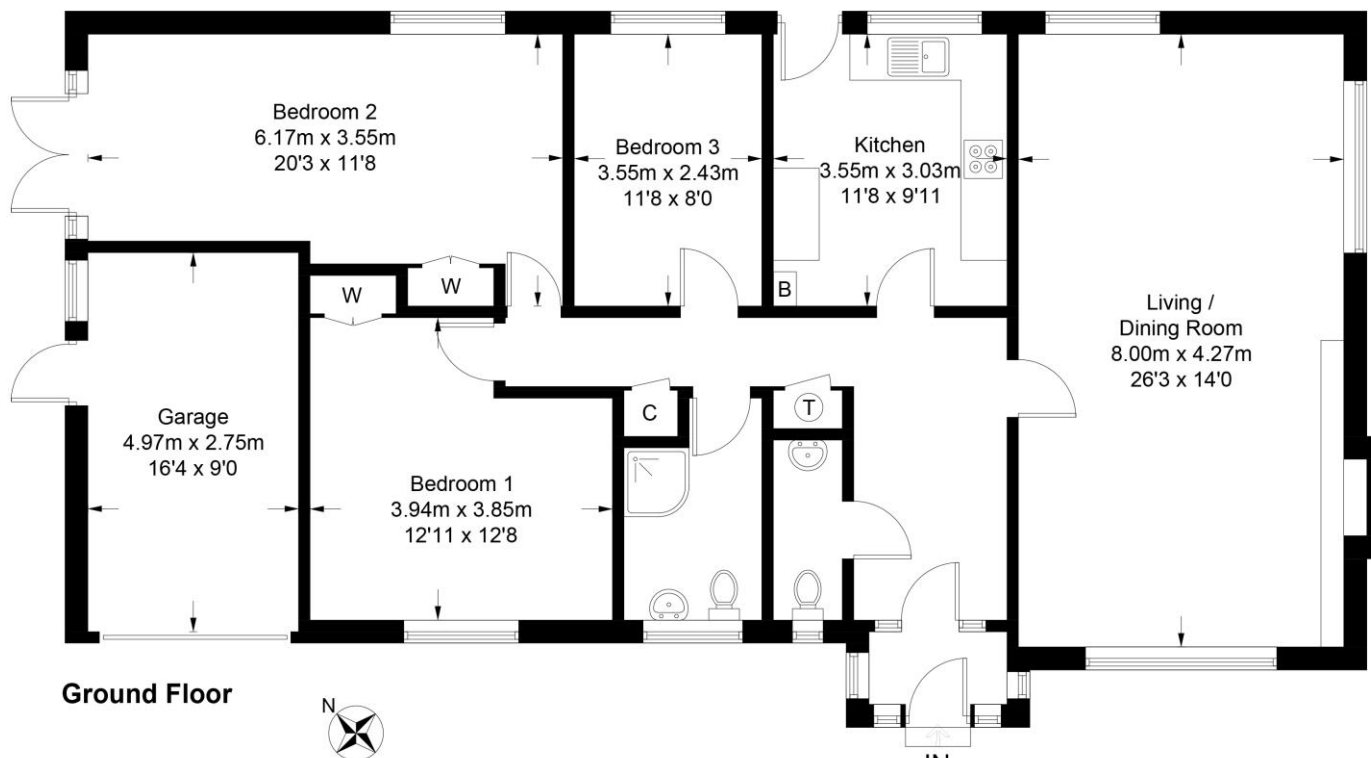
Directions

From the centre of Shipston on Stour take the A3400 south for Chipping Norton and Oxford. Proceed around the one-way system into New Street and then into London Road. In London Road take the first turning right into Callaways Road. Proceed up Callaways Road taking the first turning left into Springfield Road. 3 Springfield Road is situated on the left after about 100 yards.

Postcode CV36 4EY

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.



Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft

Garage = 13.7 sq m / 147 sq ft

Total = 128.8 sq m / 1386 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID959387)



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