



1 GREEN LANE, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

1 GREEN LANE SHIPSTON ON STOUR CV36 4HG

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 DETACHED BUNGALOW IN NEED OF UPDATING AND IMPROVEMENT OFFERING DEVELOPMENT OPPORTUNITY SITUATED CLOSE TO THE TOWN CENTRE

Entrance Hall, Living/Dining Room, Kitchen, Three Bedrooms, Shower Room, Side Porch/Utility Area. uPVC Double Glazing. Gas Fired Heating. Double Tandem Garage with Off Road Parking in front. Enclosed Walled Garden.

The property offers scope for a replacement two storey dormer style dwelling (subject to obtaining the necessary planning consents)

NO ONWARD CHAIN

Viewing through

Seccombes Estate Agents, Shipston on Stour

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- **Shipston on Stour** is a popular former market town with an attractive Georgian centre 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.
- There are grammar schools locally at Alcester and Stratford upon Avon.
- The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town.
- Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.
- **1 Green Lane** is a detached bungalow well-located within Shipston on Stour being a short distance from the town centre and situated in a popular road.
- The property which is in need of updating and improvement offers an opportunity to create a wonderful home.
- In addition, the property offers opportunity for a replacement two storey dormer-style dwelling (subject to obtaining the necessary planning consents). For further information contact the selling agents.



- **1 Green Lane** offers spacious and well-proportioned accommodation with L-shaped living/dining room, three bedrooms and family bathroom.
- Outside the front garden is set back behind a brick wall with off-road parking and tandem garage to the side. To the back is an enclosed walled garden.
- Front door leads into the **Entrance Hall** with cloaks cupboard and access to roof space.
- L-shaped **Living/Dining Room** with feature fireplace, sliding patio doors to back garden.
- **Kitchen** with one and a half bowl and single drainer stainless steel sink unit with fitted cupboard and integrated Bosch dishwasher beneath, fitted base units with work surfaces over, fitted wall units, built-in Bosch Electric oven with microwave above, ceramic four-ring electric hob with extractor hood over, integral fridge, gas-fired boiler for central heating and hot water. Door to **Side Porch/Utility area** with plumbing for washing machine and doors to the car parking area and back garden.
- **Three Bedrooms** (two double and a single) each with built in wardrobes, with the principal bedroom overlooking the back garden.
- **Shower Room** with shower cubicle with shower, wash handbasin with fitted cupboards under, w.c., **shelved linen cupboard**.

- Outside to the front is a tarmac driveway offering **off road parking** for two cars, beside which is the **front garden** set back behind a low brick wall with flower and shrub borders and paved path leading to the front door.
- Tandem **Garage** with power and light connected, covered walkway to side porch/utility area.
- The **back garden** which is about 53' 0"/16.16m wide x 20' 6"/6.25m deep is enclosed and walled. Immediately adjoining the property and approached from the living/dining room is a small, paved patio and gravelled area with lawned area to either side and raised flower and shrub borders beyond with apple and pear tree.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Planning

It is considered the property offers scope for a replacement two storey dormer-style dwelling (subject to obtaining the necessary planning consents).

A copy of a planning consultant's report is available on request from the Seccombes Estate Agents office in Shipston on Stour.

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

Energy Performance Certificate

Current: 61 (D) Potential: 76(C)

Directions

From the centre of Shipston on Stour take the B4035 for Chipping Camden. Proceed up West Street, and a short distance after passing the council offices, at the crossroads turn left into Green Lane. 1 Green Lane is situated on the left after about 50 yards.

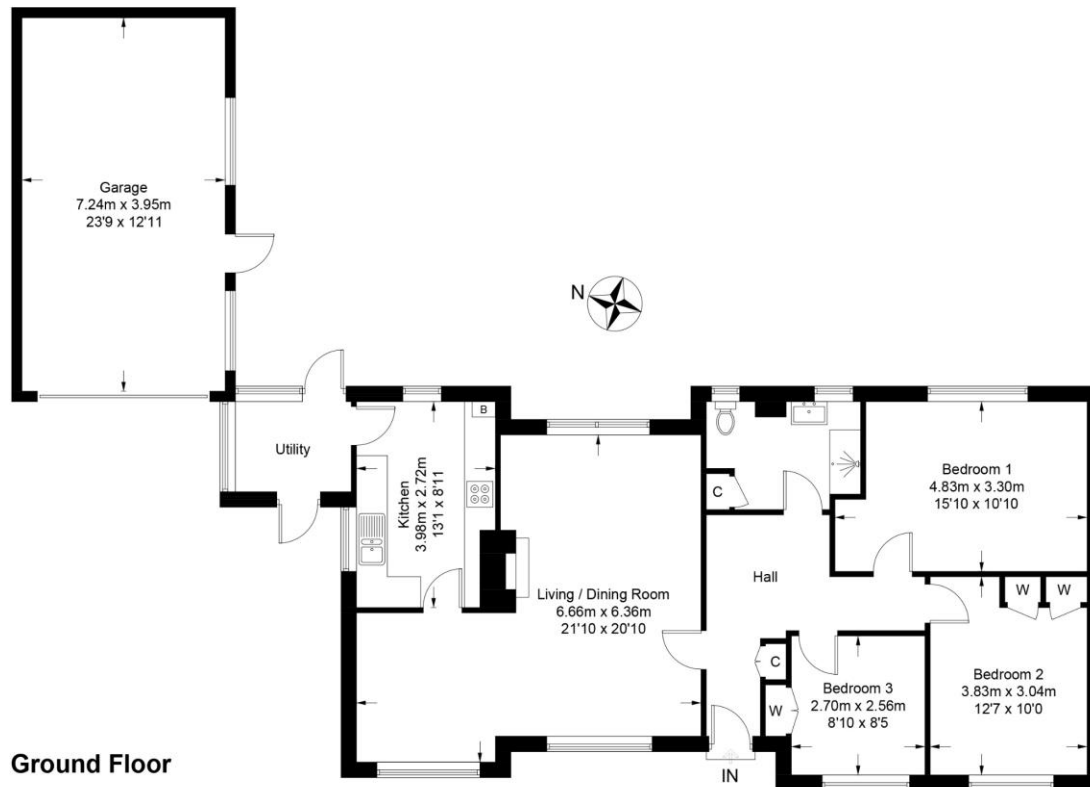
Postcode CV36 4HG

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/S3136/F005/06.09.2022

FLOOR PLANS



Approximate Gross Internal Area = 127.1 sq m / 1368.1 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID999353)



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