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11 HAY MEADOW, SHIPSTON ON STOUR, WARWICKSHIRE

11 HAY MEADOW
SHIPSTON ON STOUR
CV36 4SA

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 TWO DOUBLE BEDROOM SEMI DETACHED HOUSE IN NEED OF MODERNISATION WITH OFF ROAD PARKING AND AN ATTRACTIVE ENCLOSED GARDEN.

Entrance Porch, Living Room, Dining Kitchen, Two Bedrooms, Bathroom. uPVC Double Glazing. Gas-Fired Heating. Two Off Road Parking Spaces. Attractive Enclosed Garden.

Viewing: 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.

11 Hay Meadow is well located in a quiet cul-de-sac towards the north-western edge of Shipston on Stour. The property, which offers scope to create a fine home, would benefit from modernisation with the updating of the kitchen and bathroom. Outside to the front is off-road parking for two cars, and to the back is an attractive enclosed garden.

From the car parking area front door into **Porch.** Door to

Living Room with feature fireplace with mirror over, stairs to first floor with store cupboard under.

Dining/Kitchen with one and a half bowl and single drainer sink unit with fitted cupboard and space for washing machine under, fitted base units, fitted wall units, built-in Lamona electric oven with Whirlpool four-ring gas hob over and extractor hood above, space for upright fridge/freezer, ceramic tiled floor. Glazed door to garden.

Landing with shelved boiler cupboard with Veissmann gas-fired boiler for central heating and hot water.

Bedroom One overlooking the garden with two built-in double wardrobes.

Bedroom Two with fitted shelving.

Bathroom with bath with Triton electric shower unit and shower screen over, w.c., wash hand basin.

Outside to the front is a tarmacadam **Off-Road Parking** space for two cars. Paved side walkway leads around to the **Garden** which is enclosed and about 36' 0"/11.00m deep x 18' 0"/ 5.50m wide. Immediately adjoining the house is a paved **Patio** with gravelled areas, flower borders, trellising and ornamental tree.

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

Energy Performance Certificate
Current: 67 (D) Potential: 83 (B)

Directions **CV36 4SA**
From the centre of Shipston on Stour take West Street (B4035) for Chipping Campden. After about 100 yards take the first turning right into Darlingscote Road. Proceed up Darlingscote Road and just after Low Furlong Care Home turn left into Hay Meadow. Continue along Hay Meadow and 11 Hay Meadow is situated on the left after about 100 yards.

What Three Words /// proved.alternate.sued

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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