





## 21 RAILWAY CRESCENT SHIPSTON ON STOUR CV36 4GD

6 miles from Moreton in Marsh  
11 miles from Stratford upon Avon  
15 miles from Warwick (M40 J15) and Banbury (M40 J11)

### A SPACIOUS MODERN TWO DOUBLE BEDROOM PROPERTY WITH SINGLE GARAGE AND CAR PARKING SPACE

- Entrance Hall
- Dining Room/Study
- Kitchen
- Living Room
- Cloakroom
- Two Bedrooms
- Bathroom
- Garage & car parking space
- EPC Band D

**VIEWING STRICTLY BY APPOINTMENT**  
**01926 640 498**  
**[sales@colebrookseccombes.co.uk](mailto:sales@colebrookseccombes.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 several surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

**21 Railway Crescent** is a modern two-bedroom property offering spacious and well-proportioned accommodation benefiting from uPVC double glazing and gas fired heating. On the ground floor is the Dining Room/Study, Guest WC and Kitchen with the principal Living Room being on the first floor. The property has a single Garage with car parking space in front.

#### THE GROUND FLOOR

**Entrance Hall** with door to **Dining Room/Study** window to rear. **Kitchen** part-tiled with stainless steel sink and single drainer unit with fitted cupboard under. Fitted base units with kitchen work surfaces over, fitted wall units, plumbing for washing machine, space for fridge/freezer, built-in single electric oven with four ring gas hob over and extractor hood above. Potterton gas-fired boiler for central heating window to rear and vinyl flooring. Under stairs storage cupboard. **Guest Cloakroom** with WC and wash hand basin.

#### THE FIRST FLOOR

**Landing** with access to roof space and airing cupboard. **Living Room** with double aspect to front and rear. **Bedroom One** with outlook to rear. **Bedroom Two** with outlook to front. **Bathroom**

part-tiled with wash hand basin, WC and bath with shower over, obscured glazed window to the rear.

#### OUTSIDE

Single Garage with off-road parking space in front. The property has no garden.



### GENERAL INFORMATION

#### Tenure

The property is understood to be Freehold with Vacant Possession. NB the property spans a vehicle access at first floor level.

#### Services

Mains water, drainage and electricity are connected. Mains Gas fired central heating. Ofcom Broadband availability: Ultrafast. Ofcom Mobile coverage: O2, 3, EE, Vodafone.

#### Council Tax

Payable to Stratford District Council.

Listed in Band C

#### Energy Performance Certificate

Current: D (67) Potential: C (73)

#### Fixtures and Fittings

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

#### Directions

CV35 4GD

From the Church Street, proceed North taking the turning on the left into Station Road. Continue along the street into Railway Crescent where the property will be found on the left after the sharp corner.

What3Words:

///quaking.soldiers.much

#### 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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

**CS2229/13.02.2024**