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10 CHERRY ORCHARD, SHIPSTON ON STOUR

**10 CHERRY ORCHARD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4QR**

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 PRESENTED DETACHED TOWN CENTRE BUNGALOW SITUATED A SHORT DISTANCE FROM THE HIGH STREET WITH SINGLE GARAGE AND PATIO GARDEN

Entrance Hall, Living Room with Kitchen area off, Two Bedrooms, Shower Room, UPVC Double Glazing. Gas-Fired Heating, Single Garage, Patio Garden.

Viewing through Seccombes Estate Agents, Shipston on Stour
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Shipston on Stour is a friendly and attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping and recreational facilities serving its own population and a number of surrounding villages.

10 Cherry Orchard is a well presented two-bedroom bungalow situated in a courtyard setting in the town centre and a short distance from the High Street.

The property benefits from UPVC double glazing and gas fired central heating. Situated off the **Living Room** the **Kitchen** area together with **Two Bedrooms** and a **Shower Room**.

Outside and attached the property is a single **Garage**. In addition, there is a patio garden. The accommodation briefly comprises :

Entrance Hall with double and single built-in wardrobes, shelved airing cupboard with hot water cylinder.

Living Room is L shaped with a feature fireplace with brick surround, timber mantal shelf and quarry tiled hearth, UPVC double glazed double, French doors to patio garden.

Archway to **Kitchen** with single stainless-steel sink and drainer with fitted cupboard under, fitted base unit with work surface over, fitted wall units with concealed lighting under, built in point electric oven with four ring, gas hob over and extractor hood above, plumbing for washing machine, Potterton gas fired boiler for central heating and hot water.

Bedroom One overlooking the courtyard.

Bedroom Two with Velux window.

Shower Room with fitted shower cubicle, wc, wash hand basin, mirrored bathroom cabinet.

Outside and attached to the property is a **Single Garage** with power and light connected.

Approached from the **Living Room** is the patio garden principally gravelled with a small, paved area enclosed in part by a walled beam hedging and part brick walling.

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. gas fired boiler for central heating and hot water.

There is a current service charge of £124 pcm payable to First Port which covers building insurance, external maintenance and maintenance of the common parts for the year to 31 December 2024. There is also a current ground rent of £5 per annum

Energy Performance Certificate

Current: 51(E) Potential: 89 (B)

Directions

From the centre of Shipston on Stour, head south for A3400 for Oxford. On leaving the one-way system and entering New Street take the first turning left after about 50 yards into Cherry Orchard. 10 Cherry Orchard is the bungalow on the left.

Postcode CV36 4QR



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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