



Burnell Close, Shipston-On-Stour, CV36 4RX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This is an immaculately presented, open-plan semi-detached home with two double bedrooms. It was built by Crest Nicholson in 2020 and still has the remainder of its NHBC warranty.

As you approach the property, you'll notice a pretty railed front garden that leads to the front door. Upon entering, you'll be greeted with a bright and modern space. On the right, there is a downstairs WC and a useful understairs storage cupboard. The sitting area features large patio doors that allow plenty of natural light to enter the room. The kitchen and dining area has a good range of storage units and fitted appliances including a fridge, freezer, dishwasher, electric oven, and gas hob. There is also a breakfast bar at the end of the units.

Upstairs, you'll find two double bedrooms, one of which has a large storage cupboard. The main bathroom has a bath with a shower head over it. The rear of the property boasts a garden with a patio, lawn, and a decked area with a raised bed to enjoy the afternoon and evening sun. There is also a garden gate leading to two parking spaces that are allocated to the property.

The property is heated via gas-fired central heating and has UPVC double glazing throughout.





Key Features

- Built by Crest Nicholson
- Remainder of NHBC Warranty
- Open Plan Living
- Downstairs Cloakroom
- Parking for 2 Cars
- Turn Key Property
- Buy to Let Potential
- Mainline Rail to Oxford/
London 10 mins Drive Away
- Nursery, Primary & Secondary
Schools in the Town
- Walkable Distance to Town
Centre and Amenities

Guide Price
£280,000

EPC Rating - B

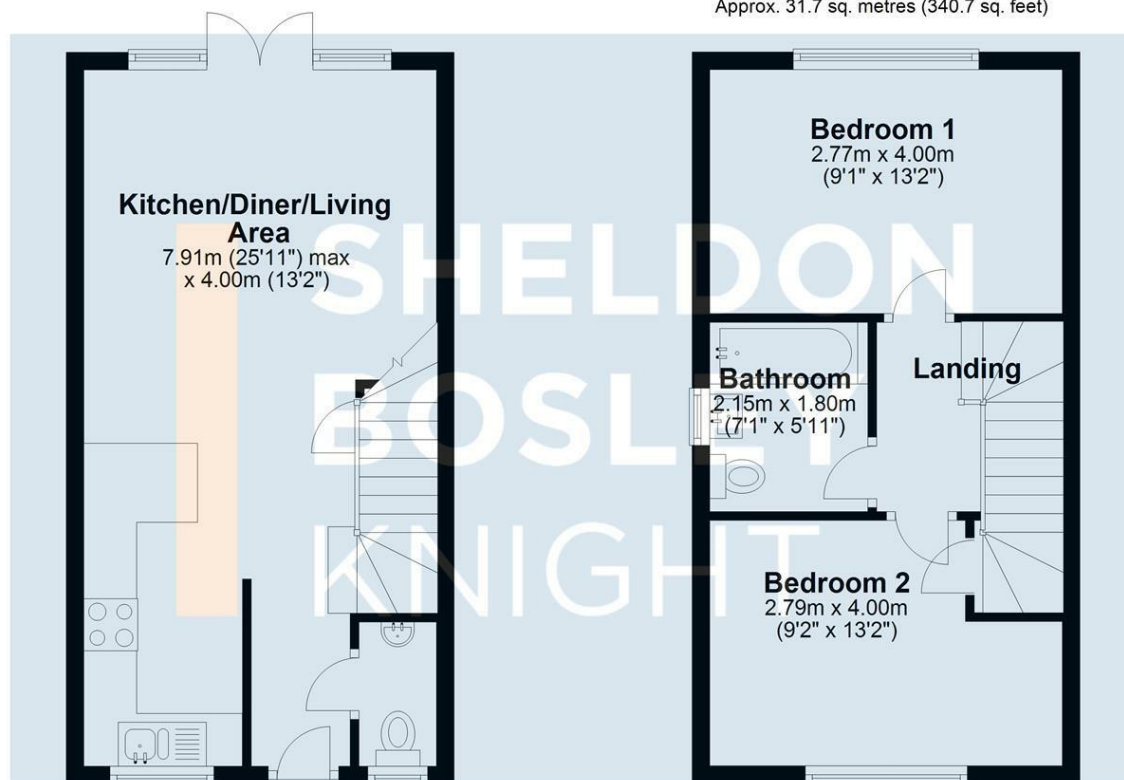
Tenure - Freehold

Council Tax Band - C

Local Authority -
Stratford Upon Avon District

Ground Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



First Floor

Approx. 31.7 sq. metres (340.7 sq. feet)

Total area: approx. 63.3 sq. metres (681.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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