



92 Hanson Avenue, Shipston-On-Stour

Guide Price **£395,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

92 Hanson Avenue

Shipston-On-Stour

An immaculately presented three-bedroom detached home, ideally situated within walking distance of the town centre, schools and local amenities. The property offers driveway parking, a single garage and a well-proportioned rear garden. The ground floor accommodation comprises an entrance hall with WC, a bright sitting room with a large front-facing window and bespoke stone fireplace with gas fire, and a modern kitchen/dining room overlooking the rear garden. The kitchen features a double oven, induction hob, larder cupboard and side door providing access to the garden.

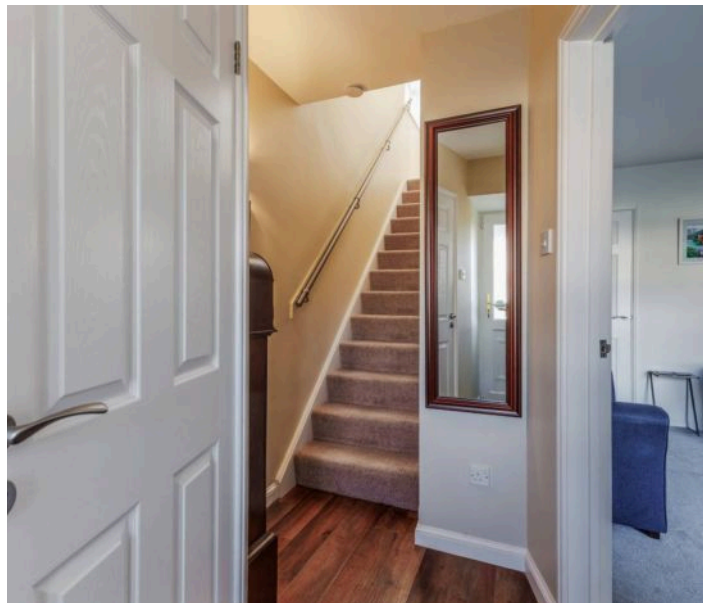
On the first floor, the main bedroom is of a good size, along with a second double bedroom with Karndean flooring, currently used as a dressing room. The third bedroom could accommodate a small double or would make an ideal home office or study. The family bathroom includes a shower over the bath, with the former airing cupboard now providing useful storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





The rear garden is well maintained and includes a large porcelain patio, lawn, additional seating area and raised beds, with access to the side of the property and rear of the garage.

To the front of the property is a driveway providing parking for two vehicles, leading to a single garage with an electric roller door.

This home has been maintained to a high standard, blending comfort, practicality, and style, making it an excellent choice for those looking to move straight in and enjoy everything the local area has to offer.



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

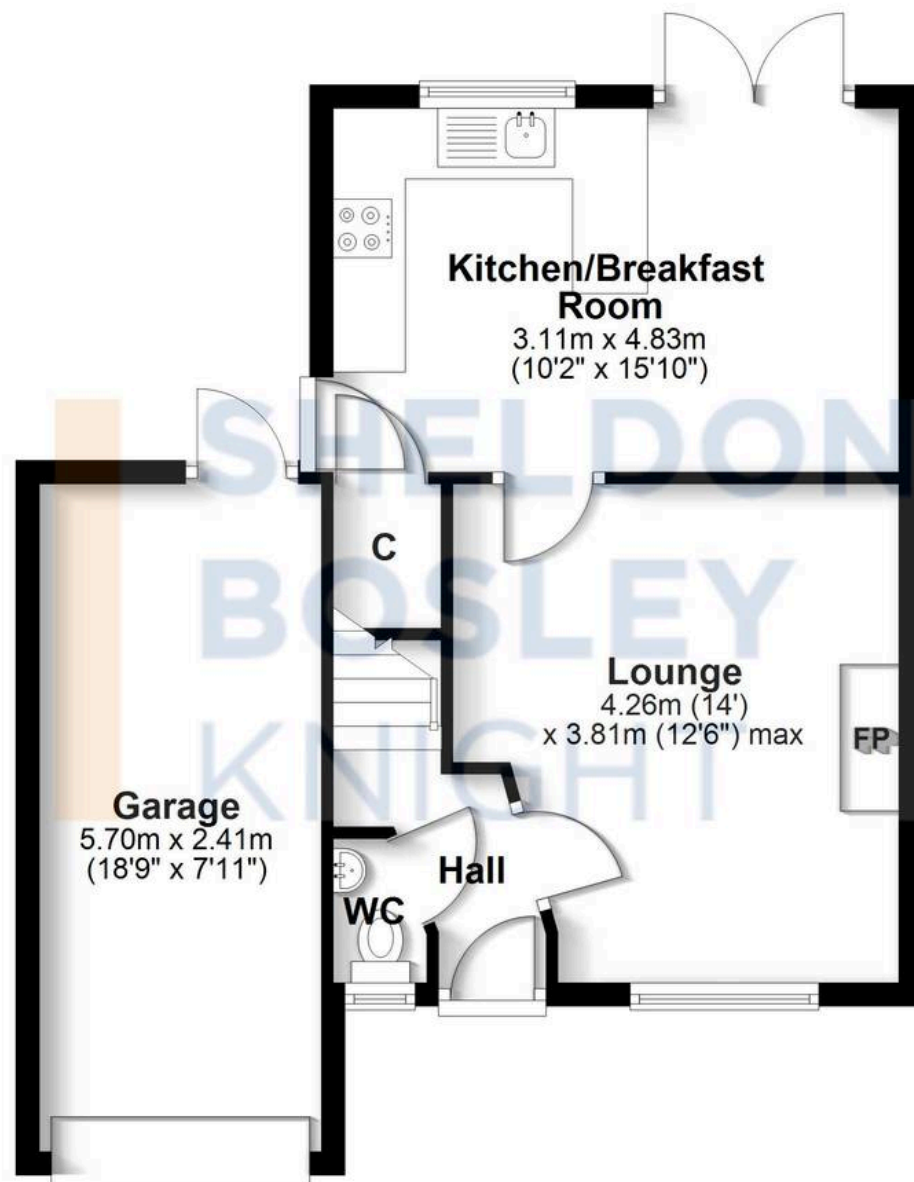
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



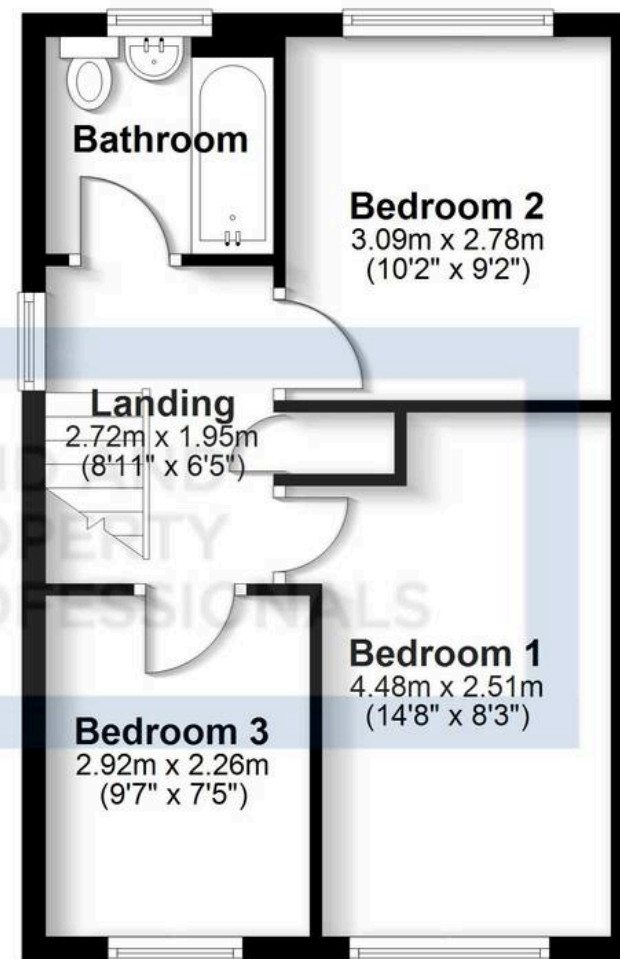
Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



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