



HARRISON
Sales &
Lettings
HARDIE

Signal Road, Shipston-On-Stour
Warwickshire



We are pleased to present this three bedroom semi-detached house that is now available for sale with no onward chain, presenting a fantastic opportunity for prospective homeowners and buy-to-let investors alike. Upon entering the property, the hallway leads to the downstairs WC/cloakroom, and living room which flows to the fully fitted kitchen and dining room area, with double doors, providing access to the rear garden.

Upstairs, there are three bedrooms, including a principle bedroom which benefits from an en-suite shower room and built-in wardrobe, and a main bathroom with bath tub, and overhead shower.

The property benefits from having a garage and allocated off road parking. A gate from the rear garden allows direct access.

Drawing attention to landlords with an expected monthly rental income of £1200 pcm. The property currently has a tenant in situ.

We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.



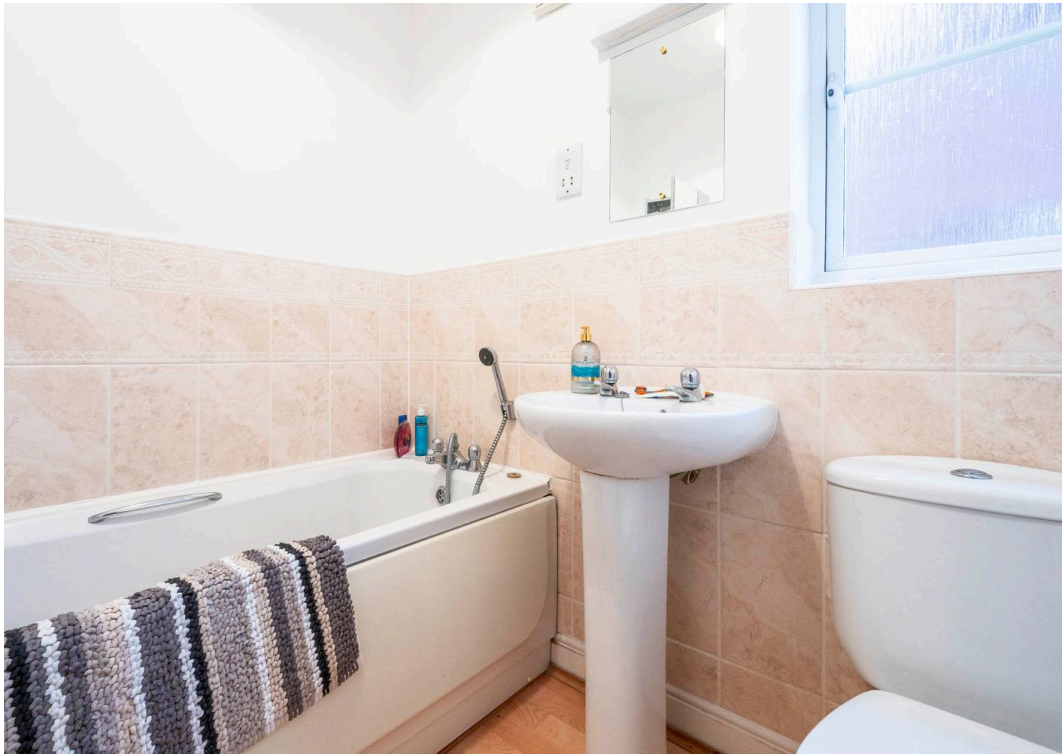
EPC Rating: C

Council Tax Band: C

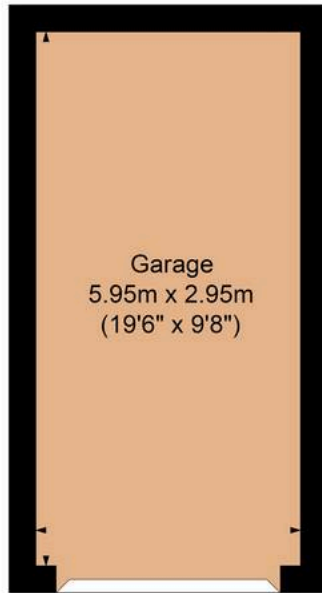
Tenure: Freehold

What3Words: scooters.chaos.slides

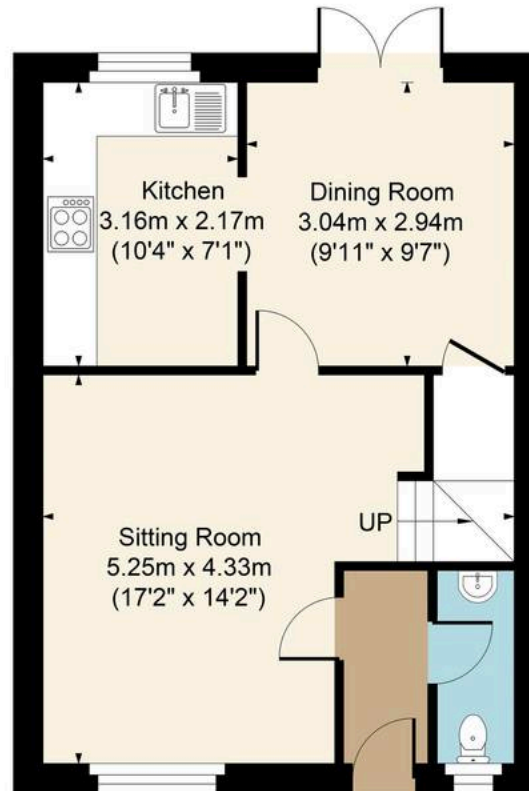
The South Warwickshire market town of Shipston on Stour is an ideal location for those wanting an array of amenities right on their doorstep. Known in bygone times as 'Sheep-wash-Town' (thanks to its history as an important sheep market town), Shipston on Stour has continued to flourish as a thriving market town and enjoys a multitude of facilities including various shops, pubs, restaurants and leisure centre.



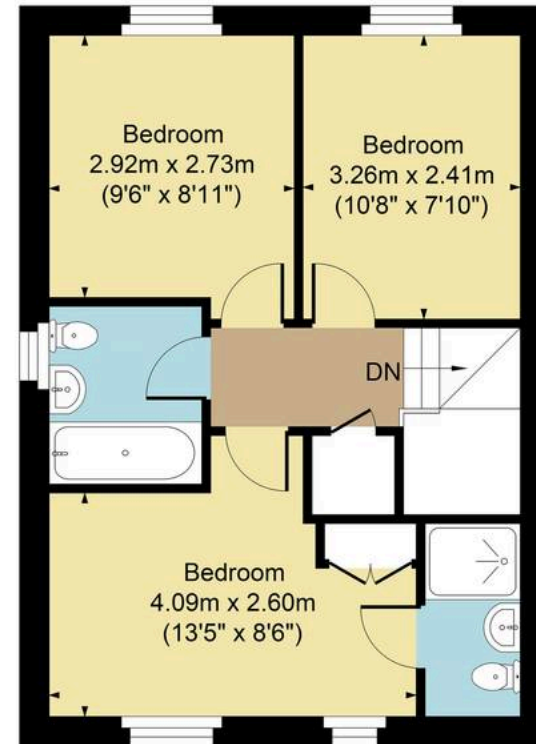
Main House Approx. Gross Internal Area:- 82.65 sq.m. 890 sq.ft.
 Garage Approx. Gross Area:- 11.88 sq.m. 128 sq.ft.
 Total Approx. Gross Area:- 94.53 sq.m. 1018 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Shipston-On-Stour