



# FOR STARTERS



OFFERS OVER  
£340,000

## MAIN COURSE

Located within the pretty market town of Shipston on Stour, this three-bedroom detached property offers a wonderful opportunity for renovation and modernisation. Positioned in a highly desirable location, within easy walking distance to the town's amenities including shops, restaurants, pubs, and the local primary school, this property presents an ideal canvas for those with a vision for transformation.

Offered for sale with no chain, this property invites prospective buyers to reimagine its interiors, providing an excellent opportunity to infuse their personal style and preferences. With the potential for extension to the side and rear (subject to obtaining necessary planning permissions), this home presents an exciting prospect for those seeking to create their dream living space.

Internally, the ground floor offers a spacious layout, comprising an entrance hallway leading to a generously sized front-to-rear lounge diner, featuring a focal gas feature fire and access to the rear garden through patio doors. The kitchen is fitted with white wall and base mounted units and incorporates an integrated electric oven, gas hob, with space for additional appliances.

Upstairs the accommodation includes two spacious double bedrooms, a large single room, and a family bathroom with a bath and shower over, offering ample scope for redesign and enhancement to suit modern family living.

Externally, the property boasts a sizable driveway at the front,



providing off-road parking for several vehicles along with access to a single garage. To the rear, is a generous garden which is mainly laid to lawn with a patio area for seating and two garden sheds. There is gated access to the front of the property and a courtesy door leading to the garage.

This property represents a rare opportunity for buyers to unleash their creativity and transform a well-positioned residence into a stylish and modern family home. Viewing is highly recommended to explore the full potential and envision the possibilities this property holds.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



East Facing Garden



Mains Services  
Gas, Electric, Water



Heating System  
Gas Central Heating



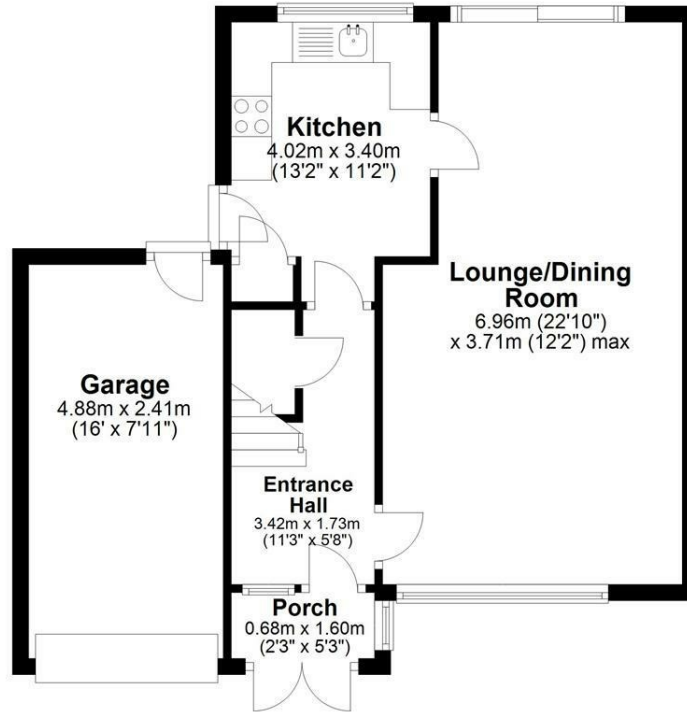
Shipston Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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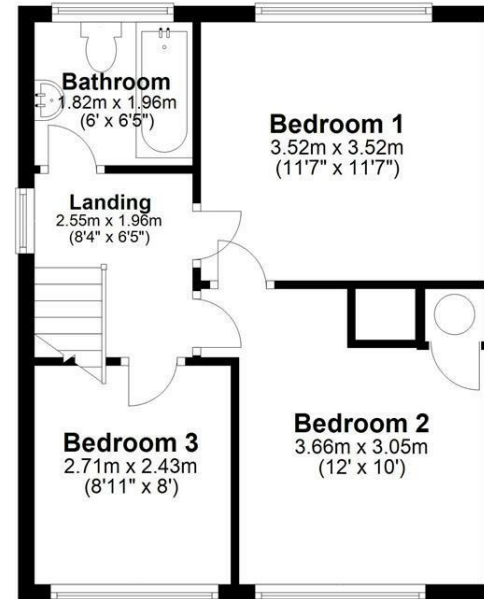
### Ground Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



### First Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



Total area: approx. 99.4 sq. metres (1070.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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