



## Fossil Cottage Telegraph Street, Shipston-On-Stour

Guide Price **£245,000**

## Fossil Cottage Telegraph Street

Shipston-On-Stour, Shipston-On-Stour

This charming 2-bedroom stone cottage is just steps away from the town square, offering a fantastic selection of independent shops, cafes, and restaurants.

Upon entering the property, you are welcomed into a well-appointed fitted kitchen offering ample storage and generous worktop space. To the rear, there is a spacious sitting/dining room featuring a useful storage cupboard and convenient access to a downstairs WC.

Upstairs, the property comprises two double bedrooms, both benefitting from fitted double wardrobes. There is also an additional storage cupboard located on the landing. The family bathroom, also accessed from the landing, is fitted with a shower over the bath.

Permit parking can be purchased in the two car parks located on Telegraph Street.

This property has been a successful rental and is perfect for anyone looking for an investment or an Airbnb opportunity. It is being offered with no onward chain and comes with vacant possession.

Council Tax band: B

Tenure: Freehold

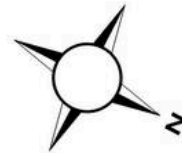
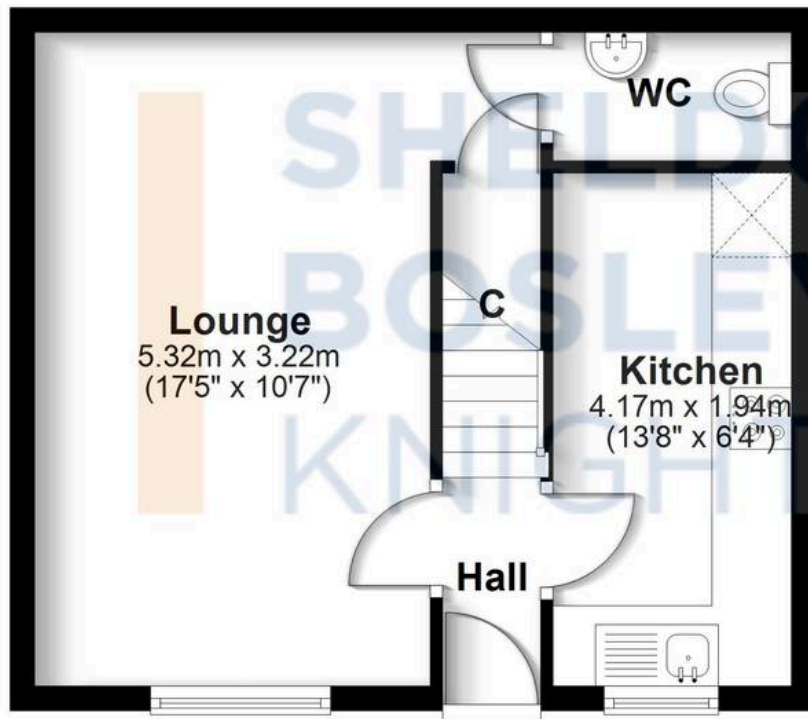
EPC Energy Efficiency Rating: C





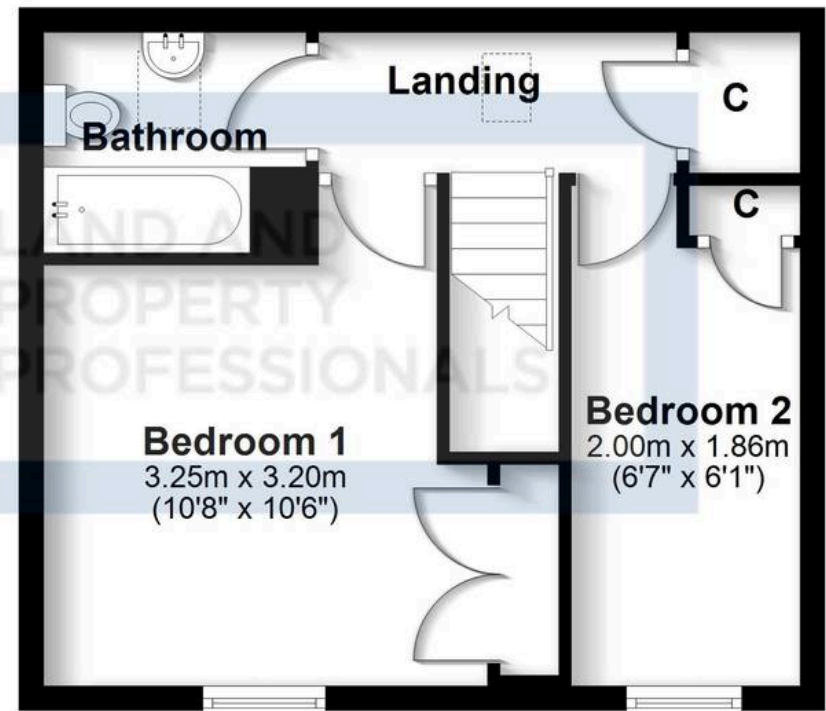
## Ground Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 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.



## Sheldon Bosley Knight Shipston & Kinton

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