



## The Sheldons, Shipston-On-Stour

Guide Price **£275,000**



## The Sheldons

Shipston-On-Stour, Shipston-On-Stour

A well-presented two bedroom end of terraced home, tucked away within a quiet courtyard setting and conveniently positioned within easy reach of Shipston town centre and its excellent range of local amenities. Offering deceptively spacious accommodation, two parking spaces and an easily managed rear garden, the property would suit a variety of buyers including first-time purchasers, downsizers and buy-to-let investors.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall with ceramic tiled flooring and a useful downstairs W/C fitted with a corner wash hand basin and WC. The fitted kitchen offers a range of wood-effect units with complementary work surfaces incorporating a stainless steel one-and-a-half bowl sink and drainer, double oven, gas hob with extractor hood above, along with space and plumbing for additional appliances.

To the rear of the property is a spacious lounge/dining room enjoying a pleasant outlook over the garden, with French doors providing direct access onto the patio area. The room offers ample space for both seating and dining furniture and also benefits from useful under-stairs storage.





To the first floor, the landing provides access to two generously sized double bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, an airing cupboard and an en-suite shower room fitted with a shower cubicle, wash hand basin and WC. The second bedroom is also a comfortable double room with fitted wardrobes and is served by the family bathroom, which is fitted with a bath, wash hand basin and WC.

Externally, the property is set behind a private forecourt providing two allocated parking spaces. To the rear is an easily maintained garden enjoying a westerly facing aspect, comprising a paved patio seating area with steps leading to a lawned section with established flower and shrub borders, together with side gated access and a useful timber storage shed.

Council Tax band: B

EPC Energy Efficiency Rating: C

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs.



#### DISCLAIMER

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

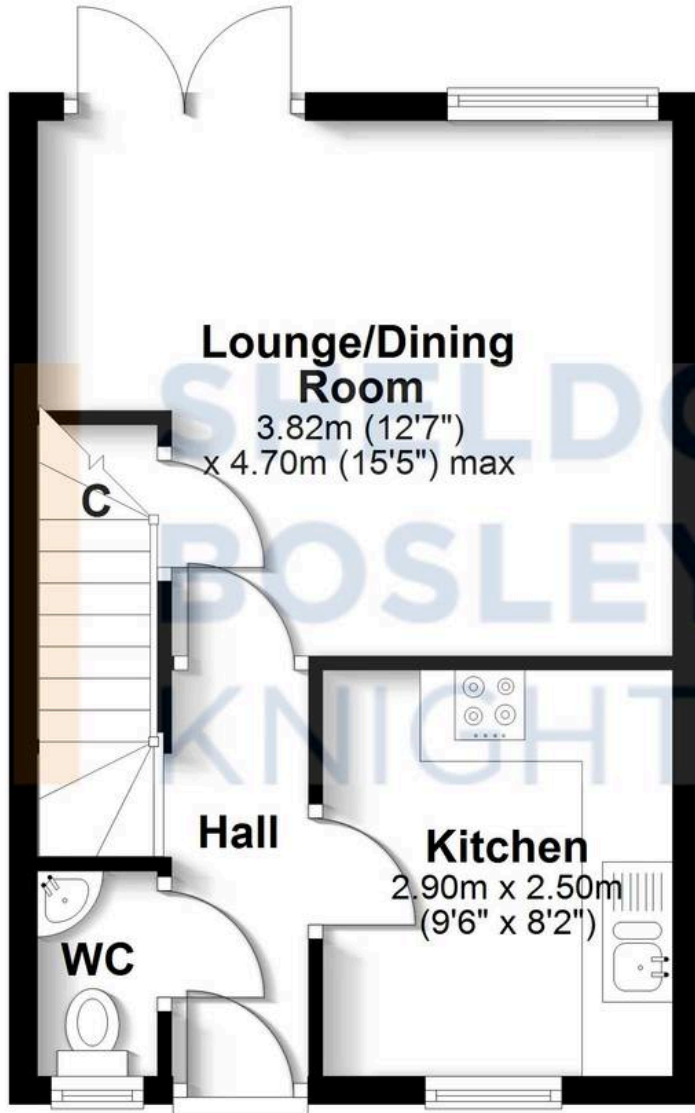
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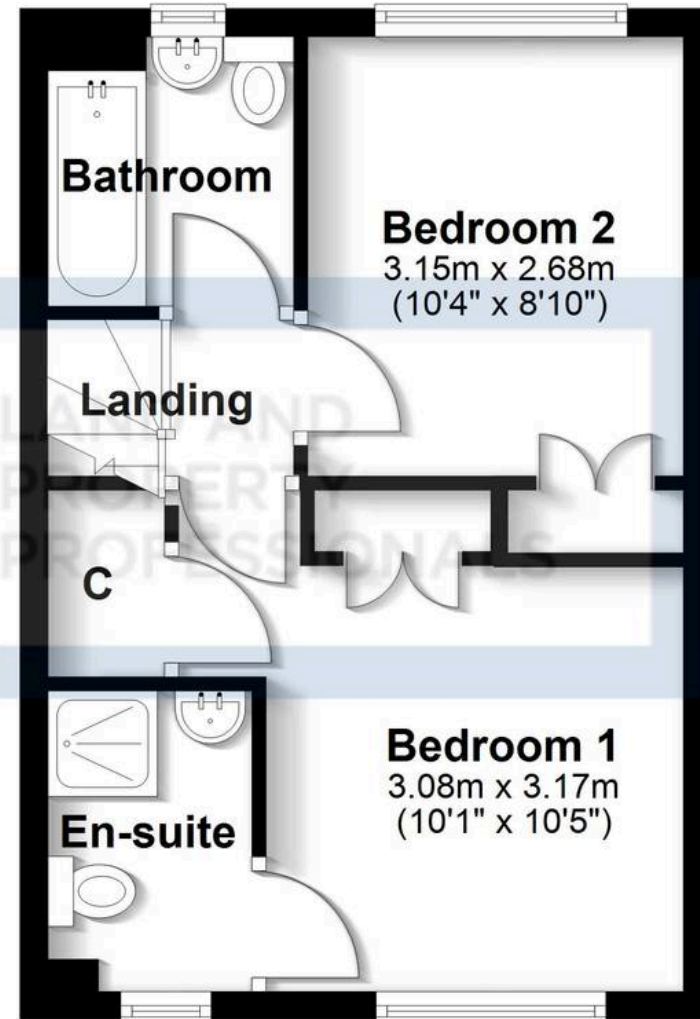
## Ground Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 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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