



Hanson Avenue, Shipston-On-Stour

Offers Over **£390,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Hanson Avenue

Shipston-On-Stour

This well-presented three-bedroom detached home is situated within a quiet cul-de-sac position, offering spacious accommodation throughout together with a private rear garden, garage and off-street parking. The property is conveniently located close to local amenities in Shipston and is offered to the market with no onward chain.

Upon entering the property, an entrance porch leads through into a generous sitting room featuring a gas fireplace positioned at the front of the house, providing an excellent living space with ample room for both seating and entertaining. From here, a door leads through to the kitchen/breakfast room which spans the width of the property at the rear. The kitchen is fitted with a range of wall and base units together with integrated cooking appliances and space for additional white goods, while also providing room for dining. A door opens directly onto the rear garden, creating an ideal space for indoor and outdoor living.

Also on the ground floor is a convenient WC together with internal access to the integral garage, which offers useful storage space or potential for utility use if required.

On the first floor, the landing provides access to the three double bedrooms and recently renovated family bathroom with a walk in shower.



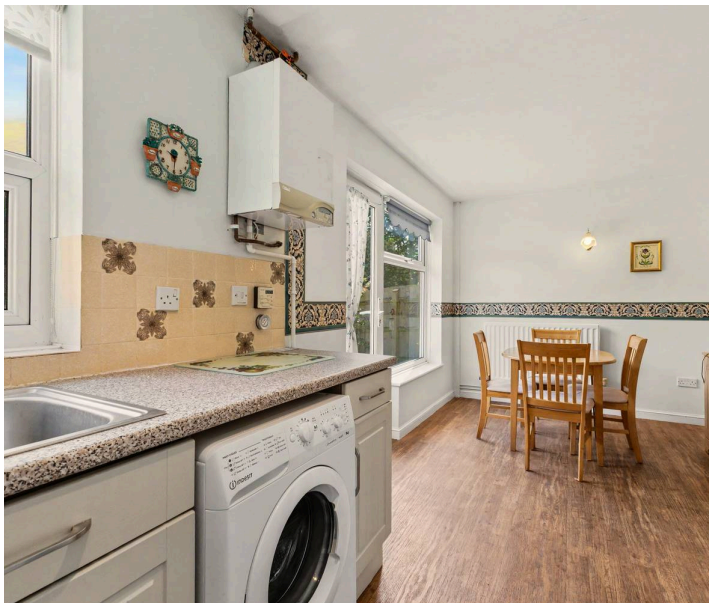


Outside, the rear garden is private and well maintained, featuring patio seating areas, a central lawn and a variety of mature shrubs and planting, creating a peaceful outdoor setting. To the front, the property benefits from off-street parking leading to the integral garage.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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. The town also hosts several events throughout the year, such as the Shipston Wool Fair, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).



DISCLAIMER

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

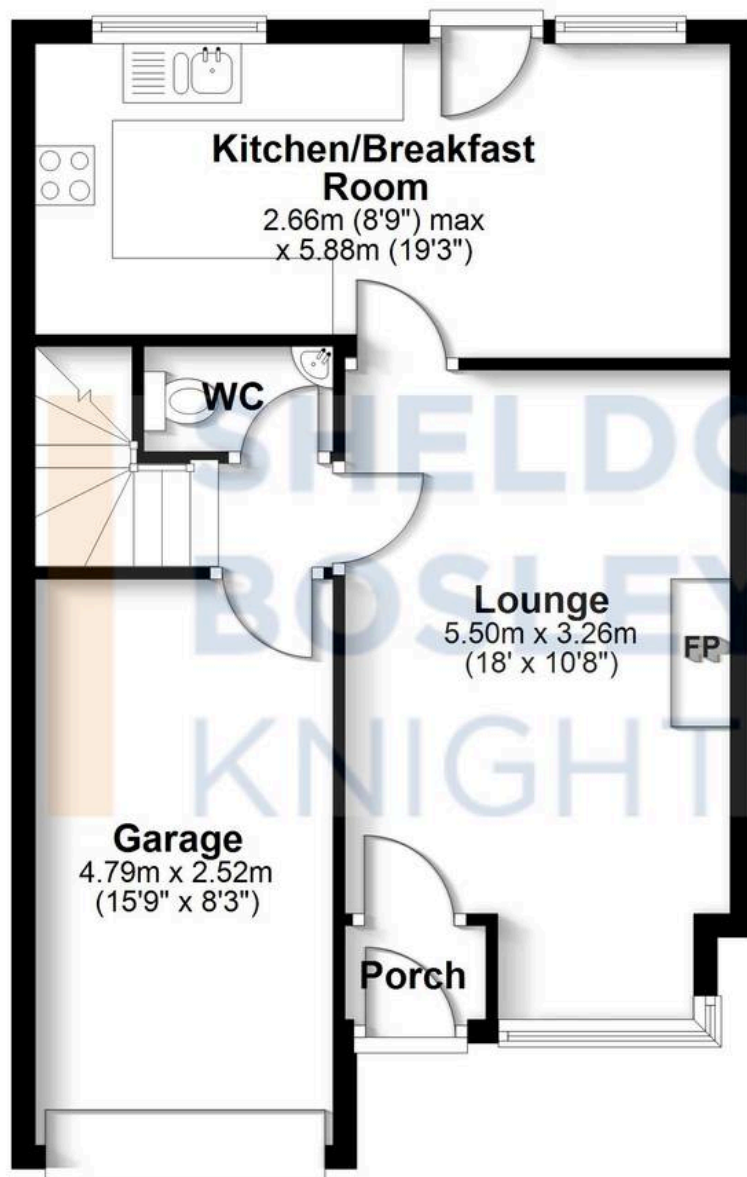
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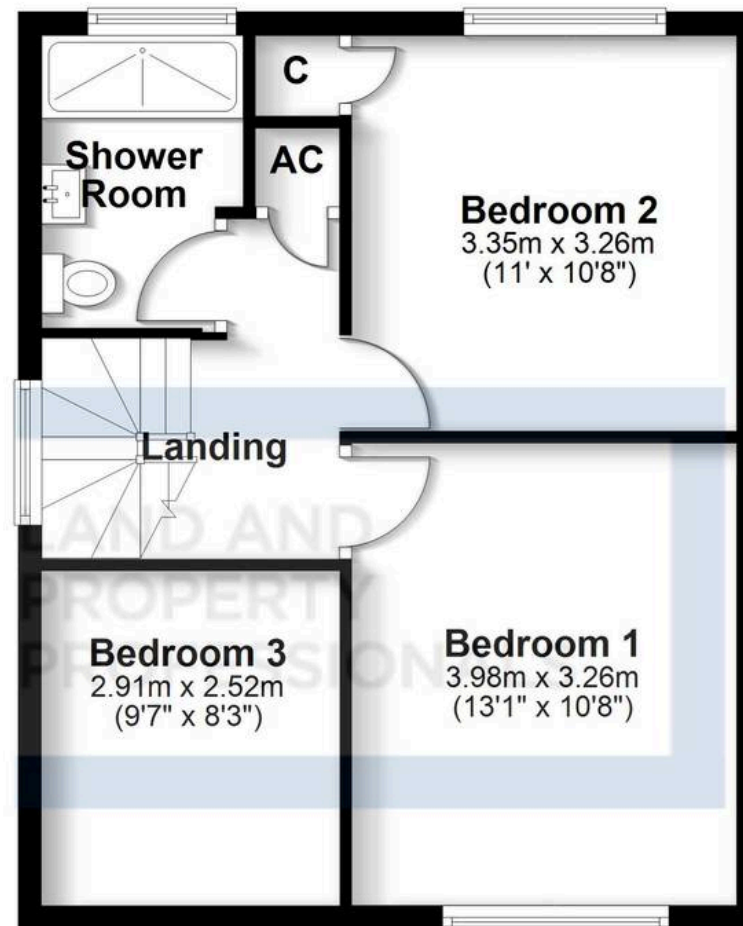
Ground Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 94.4 sq. metres (1015.7 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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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.