



69 Beecham Road, Shipston-On-Stour

Guide Price **£385,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

69 Beecham Road

Shipston-On-Stour, Shipston-On-Stour

This spacious and bright 4-bedroom end of terrace townhouse boasts an open outlook to the front. The accommodation is spread over three floors, featuring 2 ground floor bedrooms and a shower room, making it ideal for multi-generational living or potential rental income. The property is offered for sale with no onward chain.

Upon entering, you are greeted by a spacious entrance hall that includes two useful storage cupboards. The ground floor comprises two double bedrooms, one of which has patio doors that lead to the garden and is currently used as a cosy snug. Between these bedrooms, there is a convenient shower room, as well as a practical utility room at the far end, which provides access to the rear garden.

On the first floor, you will find a well-appointed kitchen/breakfast room equipped with numerous fitted units. This level also features a light and spacious sitting/dining room.

The second floor includes a large bedroom with fitted wardrobes and an ensuite shower room. There is also another double bedroom that has access from the landing to the family bathroom.

Outside, the rear patio garden has a gate leading to a single garage and a parking space. There is a sunny bistro terrace to the front over looking the open green space.





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). Outside, the rear patio garden has a gate leading to a single garage and a parking space. There is a sunny bistro terrace to the front over looking the open green space.

Please note that there is a management charge payable to First Port for the upkeep of the communal areas within the estate. This fee is paid twice a year, with the most recent payment (01/05/26) being £216.16 for six months.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

DISCLAIMER

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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

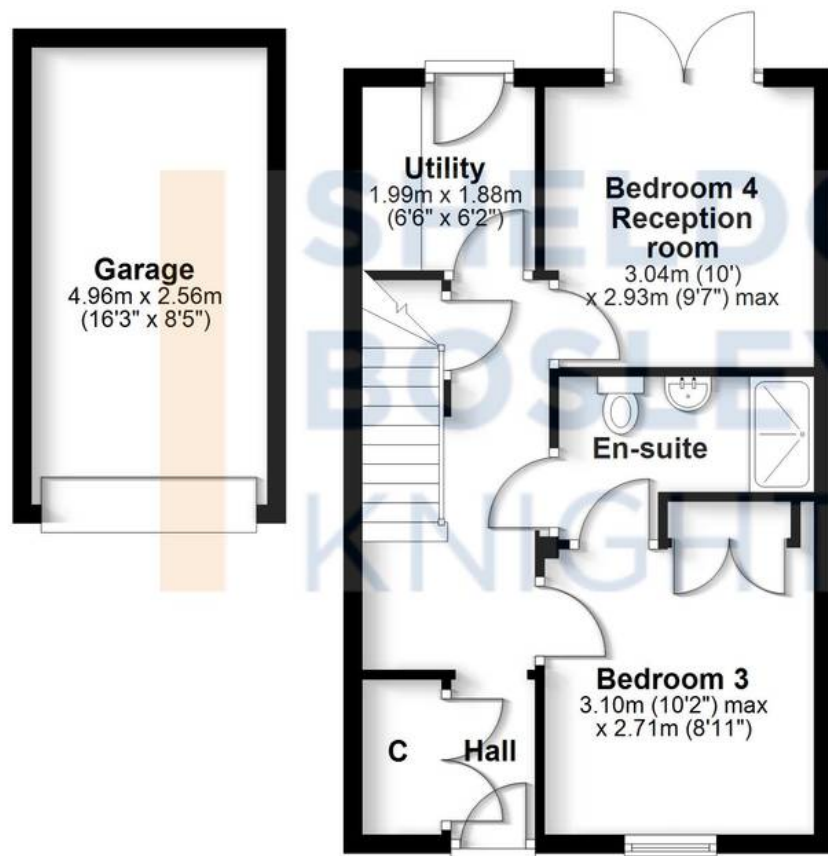
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





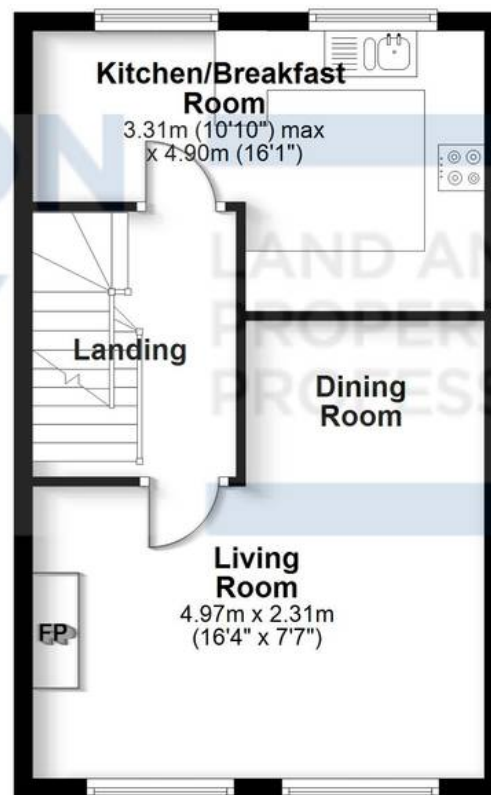
Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



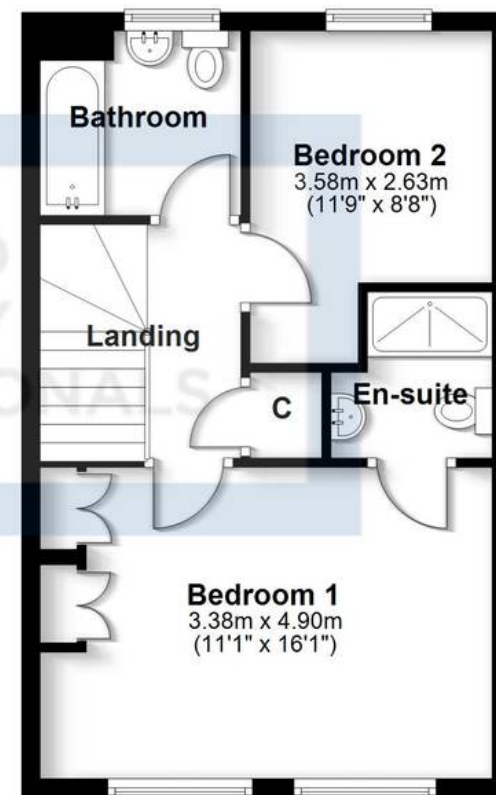
First Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Second Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 124.1 sq. metres (1336.3 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.



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