



Old School House Stratford Road, Shipston-On-Stour

Guide Price **£250,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Old School House Stratford Road

Shipston-On-Stour, Shipston-On-Stour

This charming two-bedroom cottage has been converted from the library of a former Victorian schoolhouse. It is conveniently located just a short walk from the town centre and includes two dedicated parking spaces.

The characterful sitting and dining room features mullion-style windows and a beautiful ornate fireplace, along with built-in shelves. It opens to a small yet practical kitchen. Upstairs, you will find two double bedrooms and a bathroom that includes a shower over the bath, as well as a large airing cupboard housing a recently updated combination boiler.

Outside, at the gable end of the cottage, there is a small garden area - an ideal spot for a bench to enjoy the evening sun. Additionally, the property offers two parking spaces, as well as access to a communal bin store and washing line.

A small annual fee is charged for the upkeep of the communal areas which is currently £80.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





You can include any text here. The text can be modified upon generating your brochure.



DISCLAIMER

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

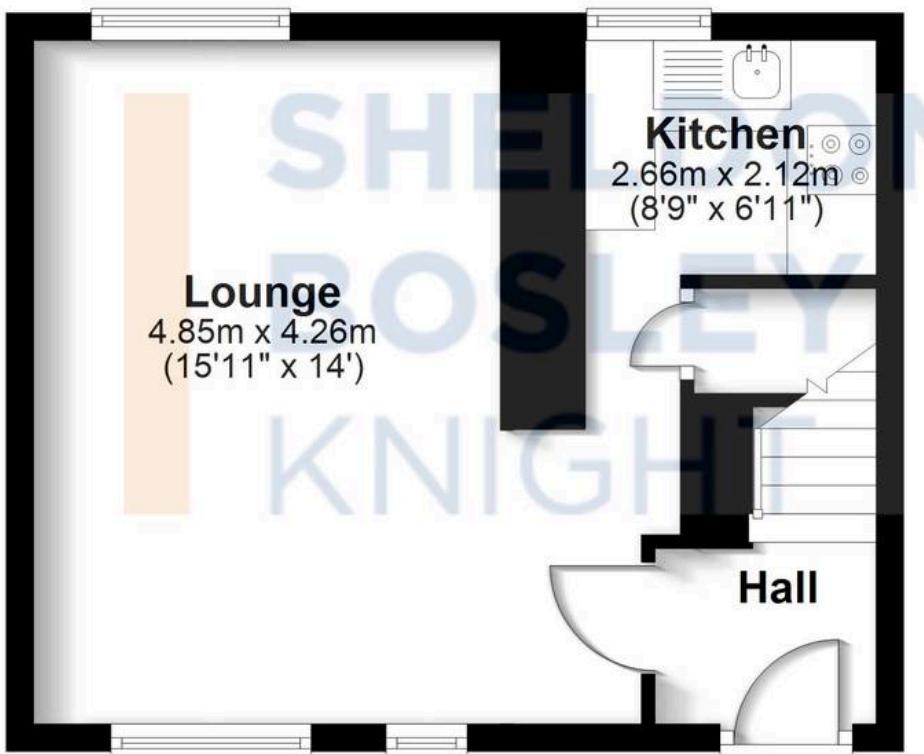
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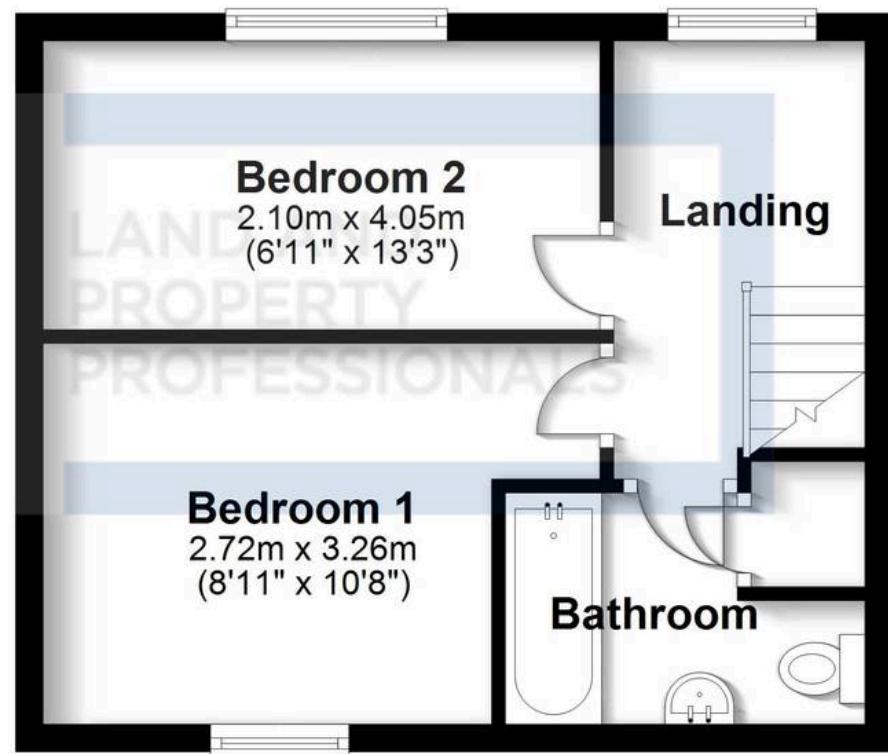
Ground Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 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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