



Railway Crescent, Shipston-On-Stour

Guide Price **£325,000**



Railway Crescent

Shipston-On-Stour, Shipston-On-Stour

This spacious four-bedroom terraced home is ideally situated within easy walking distance of local schools and the town centre, and is offered for sale with **no onward chain**.

The property welcomes you with an inviting dining hall that leads through to a comfortable sitting room, complete with a gas fire. The fitted kitchen/breakfast room provides direct access to the rear garden and is complemented by a separate utility room and a convenient downstairs WC.

Upstairs, a generous landing leads to three well-proportioned double bedrooms, a fourth single bedroom, a family bathroom, and an en-suite shower room to the main bedroom.

Externally, the rear garden is designed for low maintenance, featuring a patio area and rear access gate. To the front, the property benefits from a driveway leading to a single garage with power and lighting.





This home offers excellent potential for buyers looking to personalise, with some areas requiring refurbishment.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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.

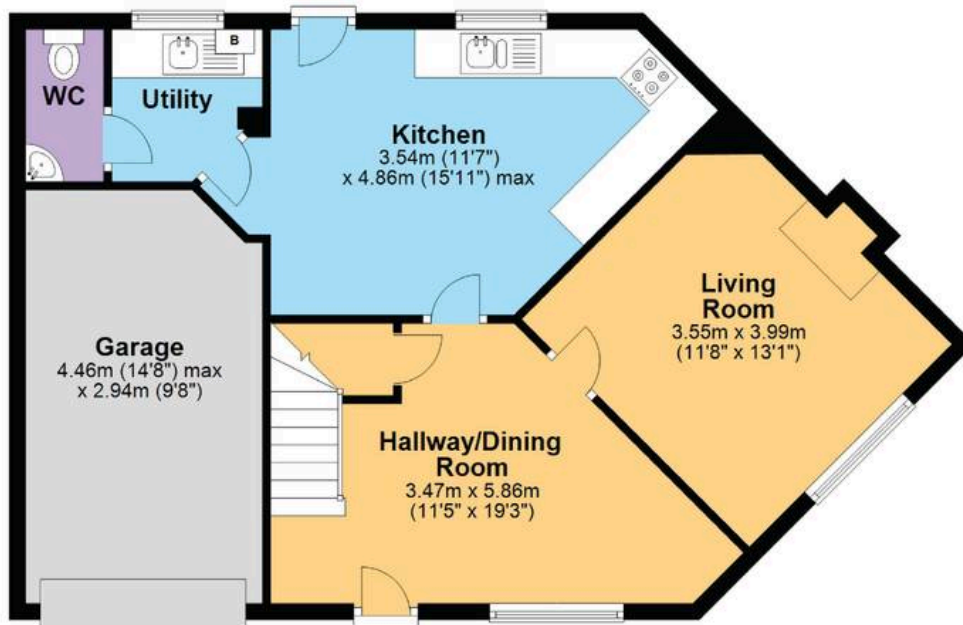
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





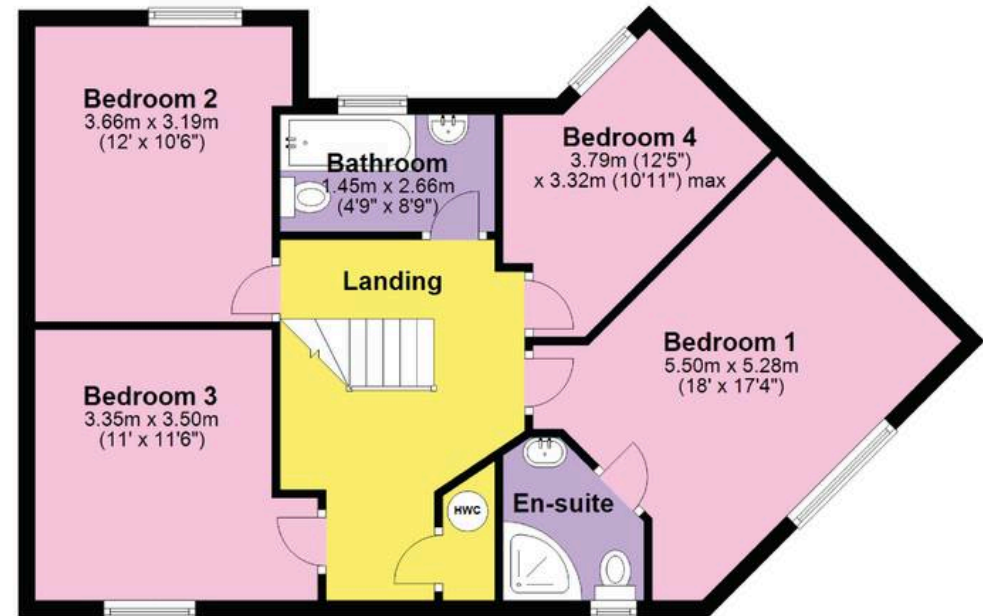
Ground Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.5 sq. feet)



Total area: approx. 133.2 sq. metres (1434.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Sheldon Bosley Knight Shipston & Kineton

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/

