



Old Bowling Green Old Road, Shipston-On-Stour

Guide Price **£260,000**

Old Bowling Green Old Road

Shipston-On-Stour

A charming one-bedroom detached bungalow, ideally positioned within a select private courtyard development just a short walk from the town centre and its excellent range of amenities. The property is offered for sale with no onward chain.

On entering, the hallway provides access to the principal rooms and has a useful cloakroom/WC. The sitting room is a bright and welcoming space, with a window to the front and patio doors to the garden allowing plenty of natural light. The kitchen/dining room is well positioned, with the dining area having a door opening directly onto the property's private courtyard garden. The double bedroom benefits from built-in storage and an en-suite shower room.

Outside, the property enjoys a private courtyard garden, with a gate providing access to the front of the bungalow. There is also a single garage and driveway parking for one vehicle immediately in front of the property. Residents also have use of a small communal garden with a seating area, providing a pleasant space to sit and enjoy the surroundings.





5 Old Bowling Green Old Road Shipston-On-Stour

This is a particularly appealing home for those looking for a quiet and manageable property, while still being exceptionally convenient for the town centre, which is approximately a two-minute walk away.

Charming one-bed detached bungalow in private courtyard, two minutes from town centre. Private garden, garage, parking, en-suite, cloakroom, no onward chain. Communal garden access.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

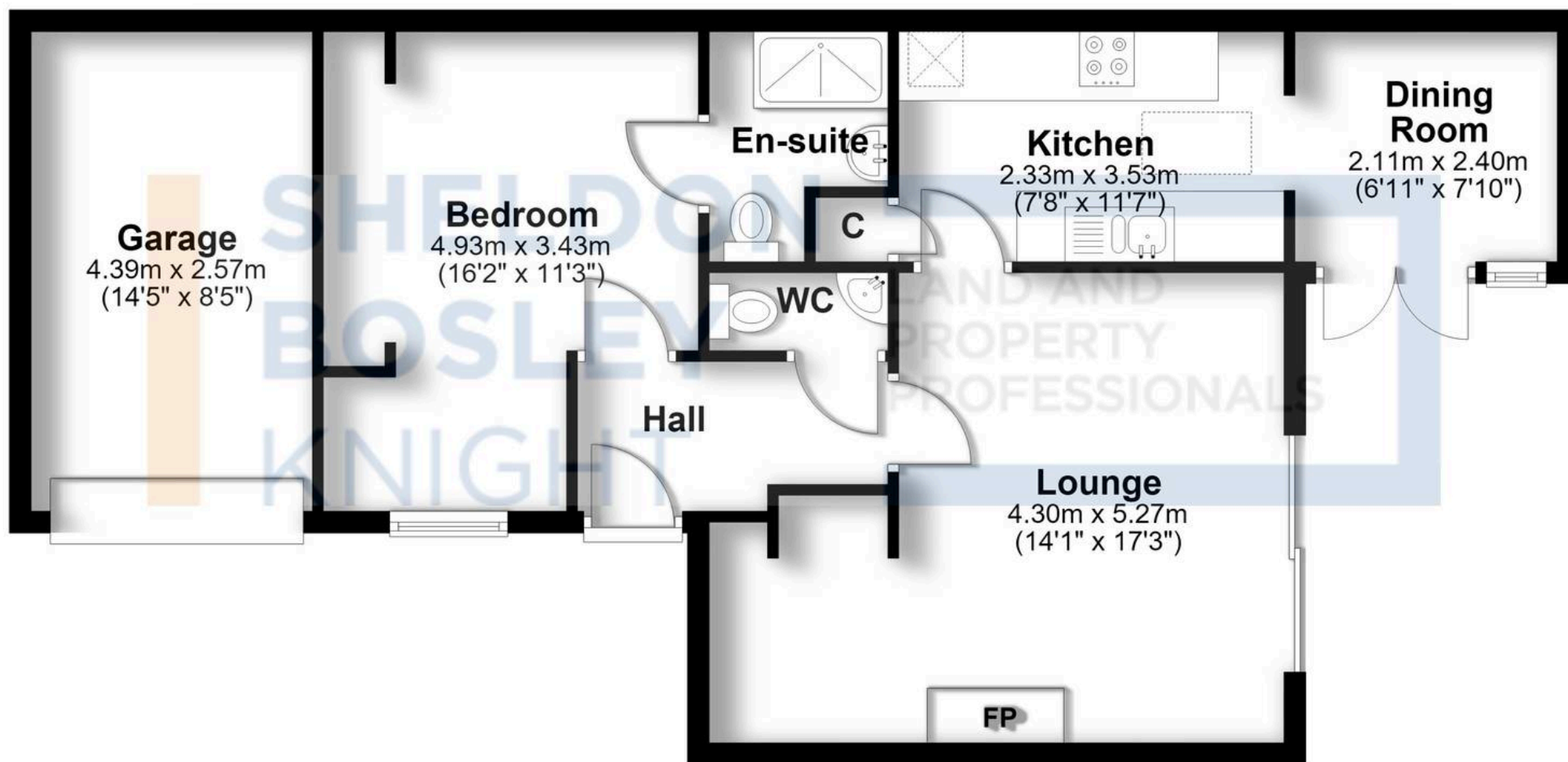
EPC Environmental Impact Rating:

- Detached Bungalow
- En-Suite Shower Room
- Guest WC off the Hall
- Kitchen/Dining Room
- Sitting Room
- Garage and Parking for 1 Car
- Private Rear Courtyard Garden
- Communal Garden with Seating Area
- NO ONWARD CHAIN
- 2 Minutes Walk to Shops



Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 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.



Sheldon Bosley Knight Shipston & Kineton

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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 audit 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.

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.