



The Sidings, Shipston-On-Stour

Guide Price **£265,000**



The Sidings

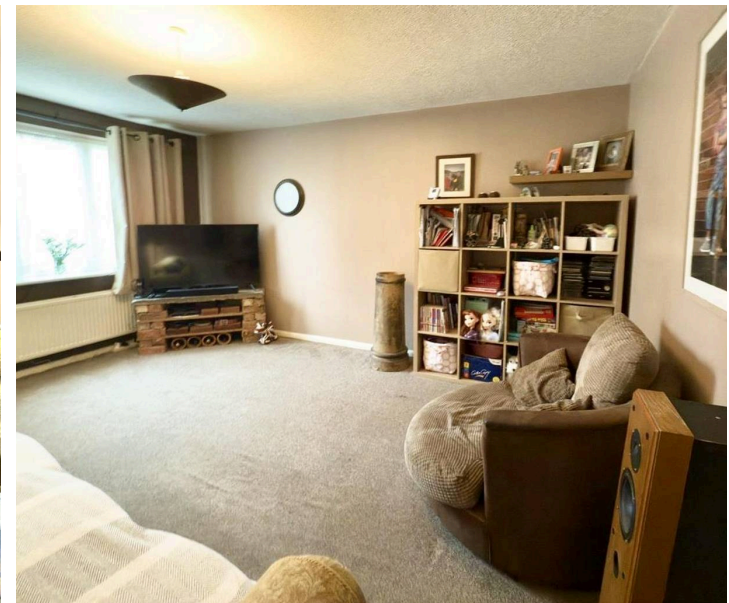
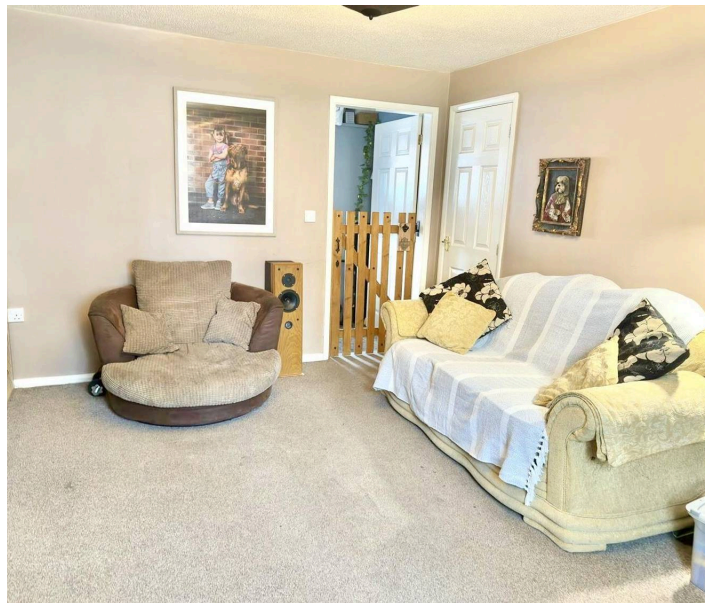
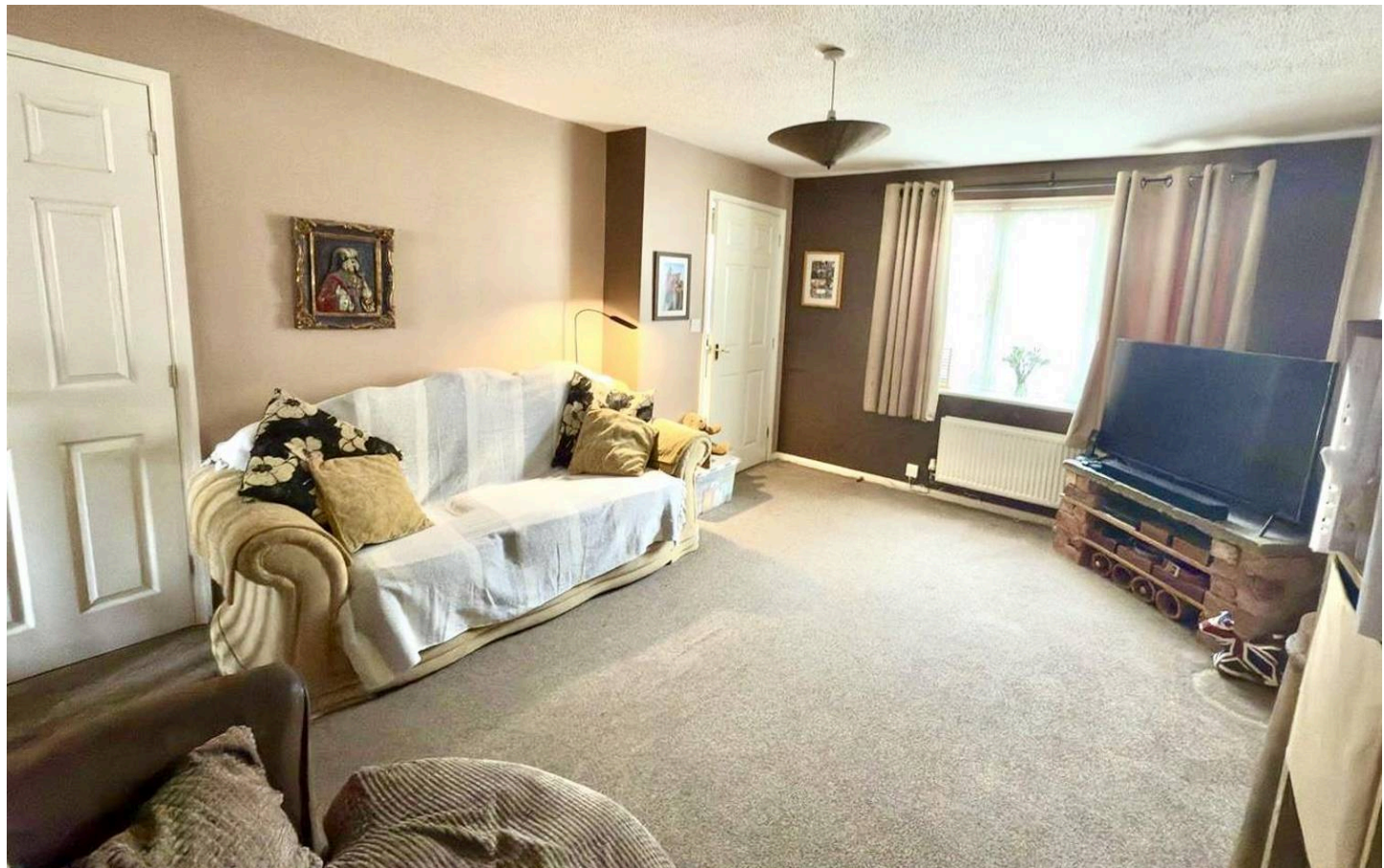
This is a neat end of terrace house featuring two double bedrooms, allocated parking, and a rear garden. It is conveniently located within walking distance of the town centre, schools, and amenities.

Upon entering, you will find a hallway that opens into a well-proportioned sitting room with a useful storage cupboard. This then leads to the kitchen/dining room, a rear hallway with access to the garden, and a WC.

Upstairs, there are two double bedrooms and a bathroom complete with a shower over the bath.

The enclosed rear garden includes a side gate that provides access to the allocated parking space at the back of the property.

This home would be ideal for first-time buyers, those looking to downsize, or as an investment opportunity.





There is an estate service charge for the upkeep of communal areas which is currently £ 428.27 per annum.

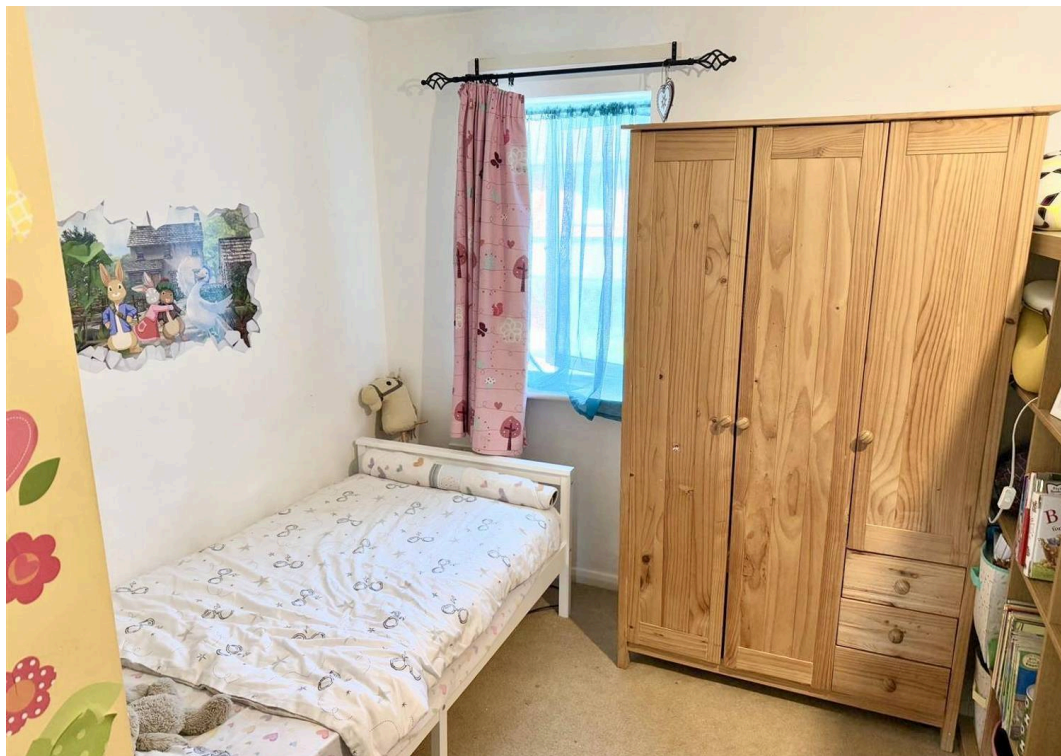
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

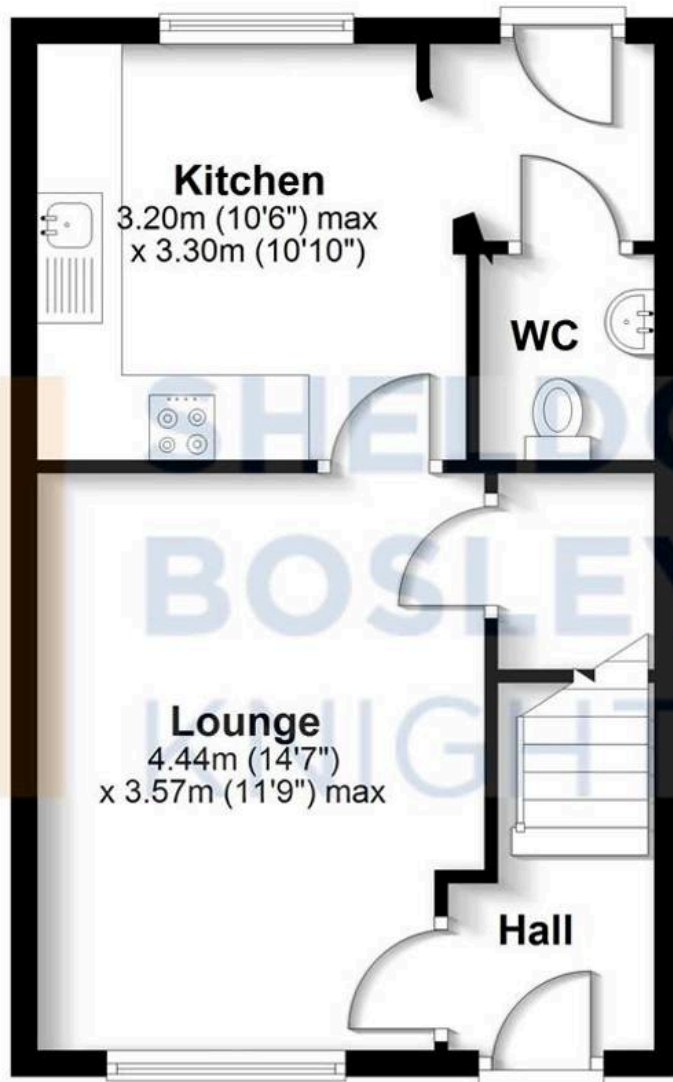
EPC Environmental Impact Rating: C

- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Downstairs WC
- Easy Walk to Town Centre
- Rear Garden
- Allocated Parking
- Schools on the Doorstep
- Ideal for First Time Buyers
- Buy to Let Potential
- Mainline Rail to Oxford/London 10 Mins Drive



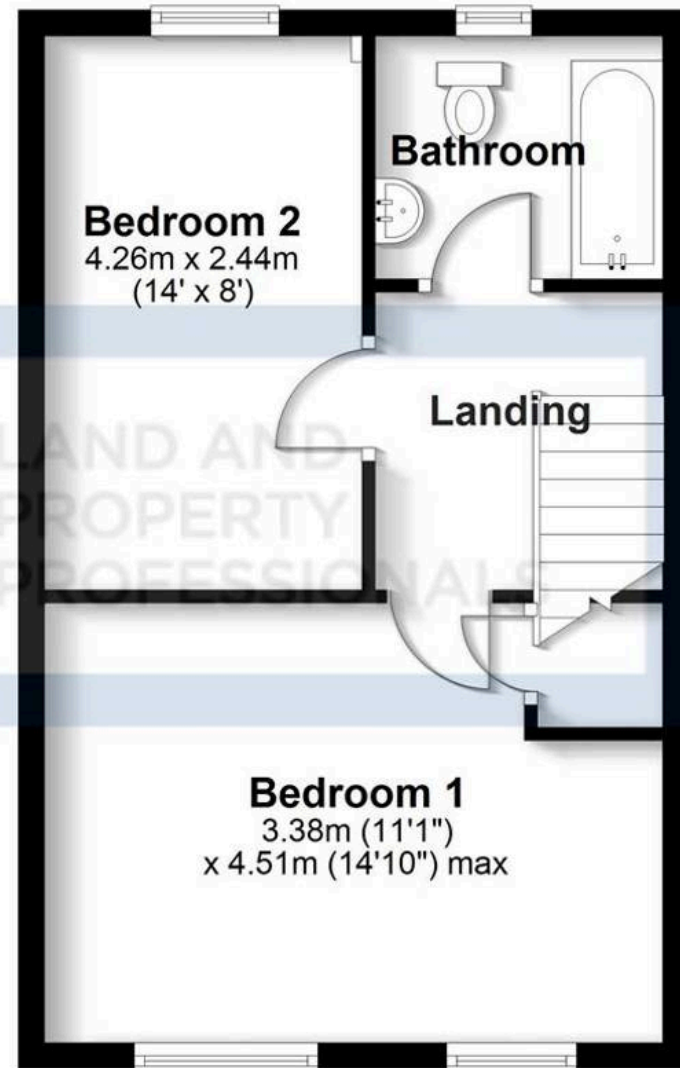
Ground Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 72.9 sq. metres (784.7 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.



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/



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.