



Pittway Avenue, Shipston-On-Stour

Guide Price **£265,000**



Pittway Avenue, Shipston on Stour

This 3-bedroom semi-detached house features a spacious rear garden and convenient access to the town centre through a shortcut at the end of the road. The property requires modernisation, and is being sold with NO ONWARD CHAIN.

Upon entering, you are greeted by a hallway that leads to the sitting room with access to a useful storage cupboard. The kitchen/breakfast area is bright with cabinets to one end. There is a downstairs wet room with a WC.

Upstairs, there is a separate WC and a handy cupboard off the landing, along with two double bedrooms and a smaller third bedroom that features a built-in cupboard and has views over the garden.

A rear porch leads to the generous rear garden, which includes a patio area and a large lawn. An alleyway runs down the side of the house, providing access to the front.

At the front of the house, there is a large gravelled driveway for 3-4 cars.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





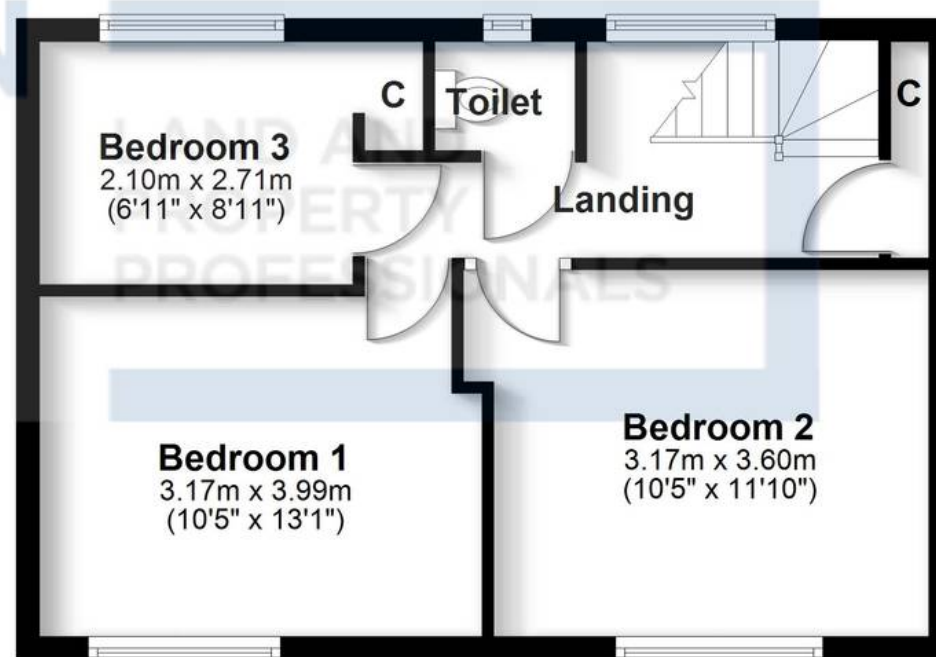
Ground Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 83.9 sq. metres (903.3 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.



Sheldon Bosley Knight Shipston & Kinton

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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.