



Compton Court Watery Lane, Shipston-On-Stour

Guide Price **£130,000**



Compton Court Watery Lane, Shipston-On-Stour

A well-presented one-bedroom maisonette arranged over the first and second floors, forming part of a small and well-maintained development of just five flats, understood to have been built in the early 1980s. Ideally located within easy reach of the centre of Shipston-on-Stour, the property offers well-proportioned accommodation, together with the benefit of a large communal garden and off-road parking.

The property is accessed via a private entrance on the first floor, leading into a hallway with useful understairs storage and a shelved airing cupboard. The accommodation on this level includes a bathroom, part tiled and fitted with a bath and electric shower over, as well as a separate cloakroom with WC and wash-hand basin.

The kitchen is well arranged and features a range of fitted base and wall units, work surfaces, a stainless steel sink unit, electric cooker point, and space for a fridge-freezer, along with plumbing for a washing machine.





Stairs rise to the second floor where a bright and spacious living room is found, featuring a Velux window, electric heating, and a television point. The living space opens through to the bedroom, which benefits from a recessed wardrobe area, Velux window, and access to the roof space.

Externally, the property enjoys a large communal garden to the rear, predominantly laid to lawn and enhanced by a selection of mature trees. There is also the advantage of one allocated parking spaces, along with additional visitor parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



DISCLAIMER

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

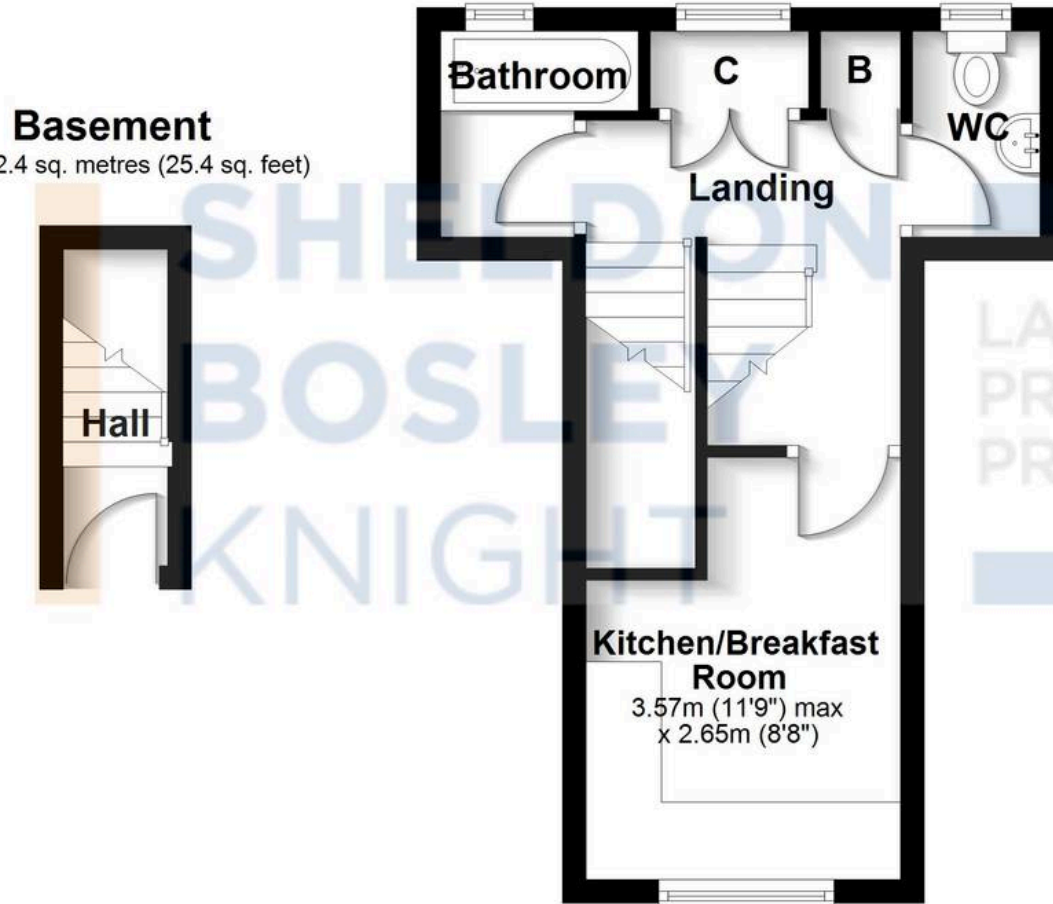
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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



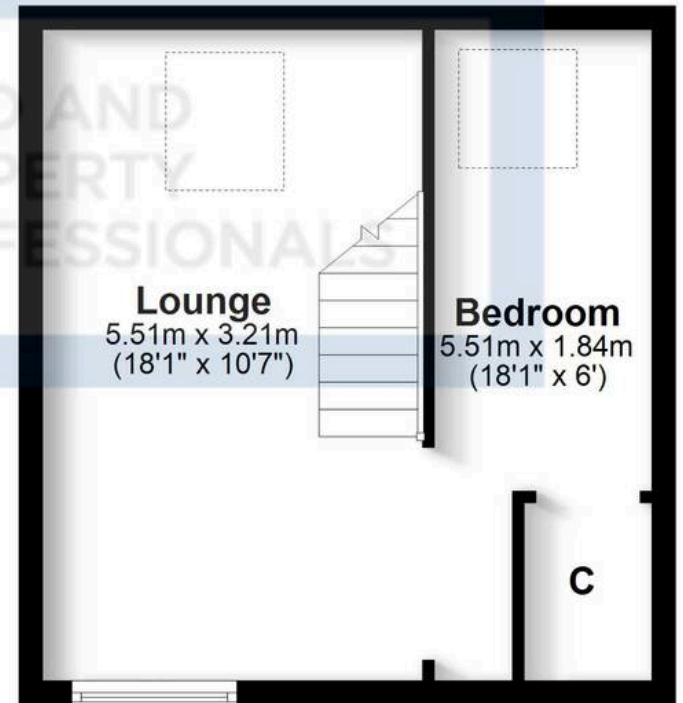
First Floor

Approx. 23.2 sq. metres (249.6 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



Basement
Approx. 2.4 sq. metres (25.4 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 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/

