



10 Cherry Orchard, Shipston-On-Stour

In Excess of **£190,000**

10 Cherry Orchard

Shipston-On-Stour, Shipston-On-Stour

A well-presented 2-bedroom detached bungalow, tucked away in a courtyard setting just a few steps from the town centre and amenities. The bungalow is offered for sale with no onward chain.

Upon entering the hallway, you'll find useful built-in storage. The open-plan L-shaped sitting and dining room features double doors that lead to the garden, as well as an archway that opens to a small kitchen.

The bungalow includes 2 bedrooms and a shower room. The garden is mainly laid to gravel, with a small patio area. The single garage attached to the bungalow has power and lighting. Additionally, there is an allocated parking space.

Situated within striking distance of the town centre and offered for sale with no chain, this property is the perfect opportunity for a neat lock-up and leave or for those looking to downsize.

There is a current service charge of £124 pcm payable to First Port, which covers building insurance, all external maintenance and maintenance of the common parts. There is also a current ground rent of £5 per annum.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

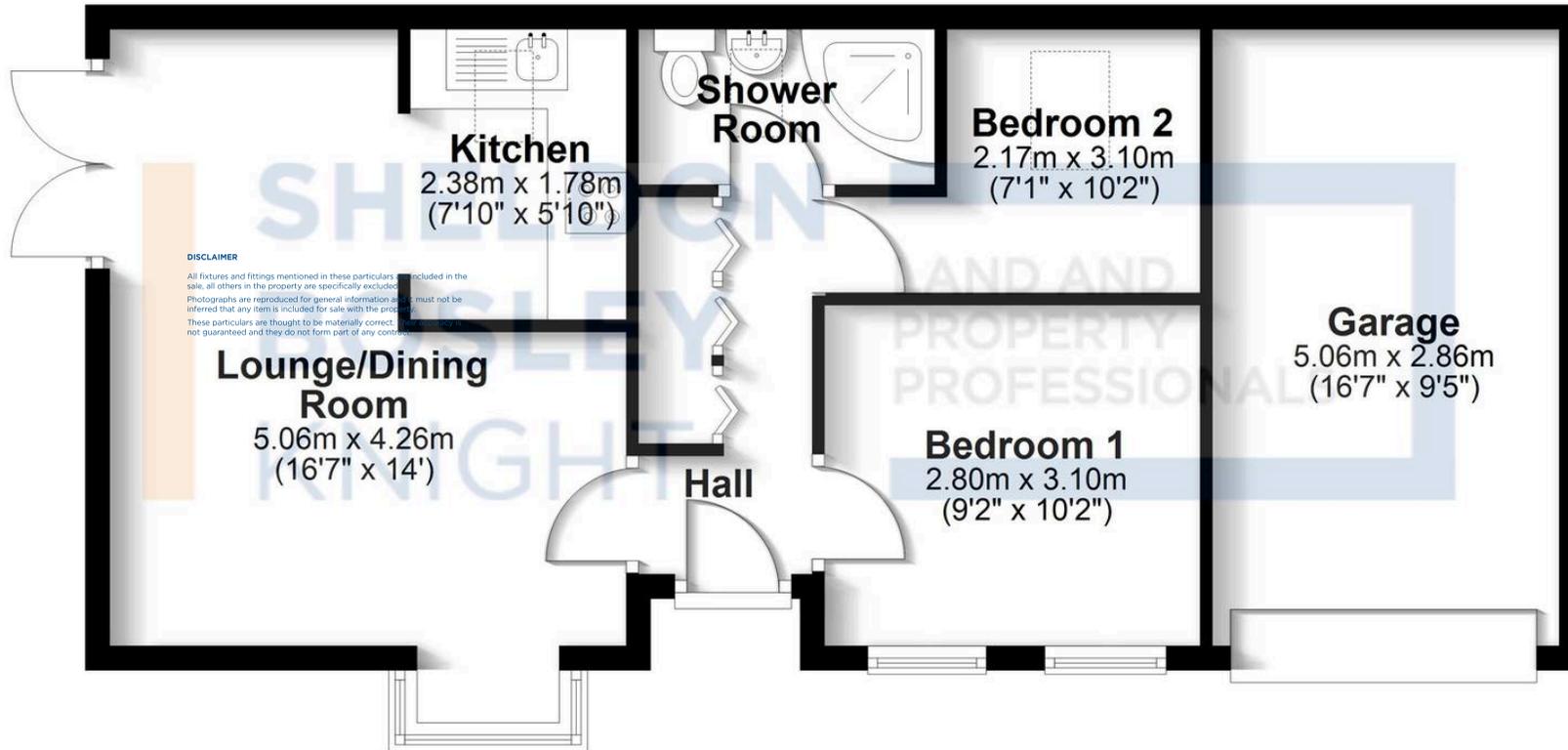
- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Open Plan Living Area





Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 60.0 sq. metres (645.6 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 & Kington

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