



29 Mayo Road, Shipston-On-Stour

Offers Over **£275,000**

29 Mayo Road

Shipston-On-Stour

A beautifully presented, modernised, 2-double bedroom home with a study, private rear garden, and off-road parking. The property is within walking distance of the town centre's amenities and schools.

Upon entering, you are greeted by a spacious entrance hall with useful storage space under the stairs. To the rear of the house, you'll find a modern kitchen/dining room with built-in appliances including a gas hob, double electric oven, microwave, fridge freezer, and dishwasher. The kitchen/dining room has patio doors leading to the rear garden. There is a door through to the utility area with space for a washing machine and dryer, as well as access to a downstairs WC. Double doors lead from the dining area to the sitting room, which has a large window allowing lots of natural light in.

Upstairs are 2 double bedrooms, both with built-in wardrobes, and a third room ideal for use as a study. The landing houses an airing cupboard with a gas combi boiler, and there is a good-sized family bathroom with a separate bath and shower, along with built-in vanity units under the sink and a heated towel rail.





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Outside, to the front is a driveway with parking for 2 cars. The private rear garden features a patio area, lawn, and a shed. There is a gate to the side opening to the communal parking area, which can be used to park an additional vehicle if needed.

The property is just a minute's walk from a park and nursery school, with the primary school, high school, and town centre all within easy reach, making this a great location to access all the town's facilities.

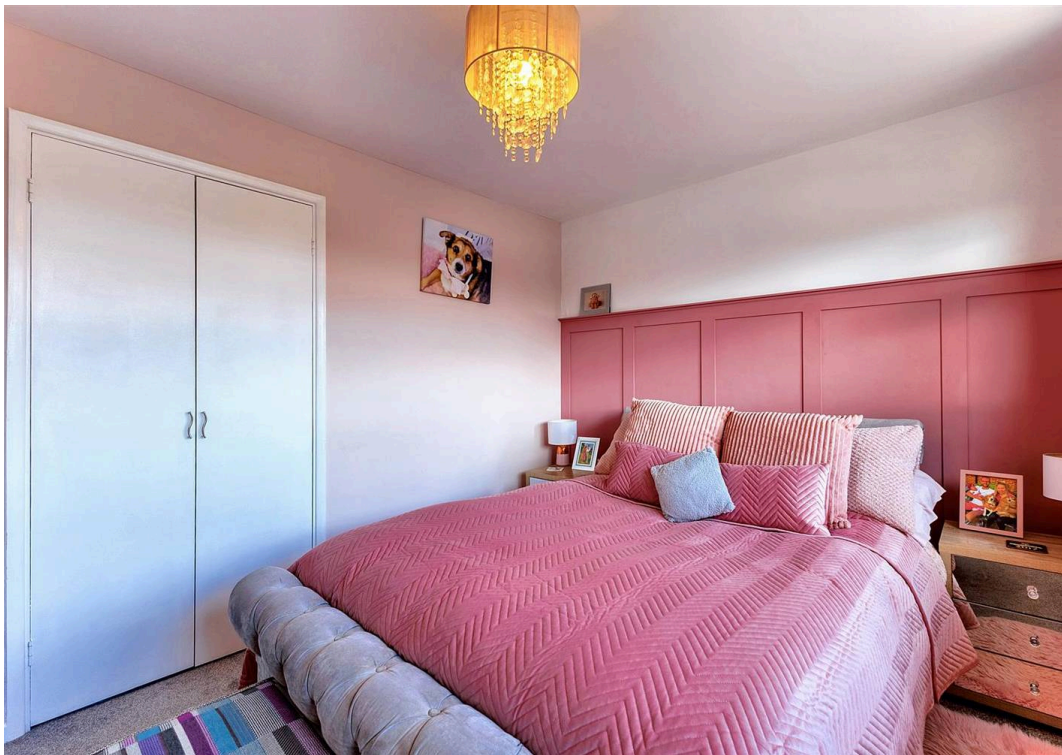
Please Note: Service Charge - £10 per month to cover green and communal areas payable to Orbit

Council Tax band: C

Tenure: Freehold

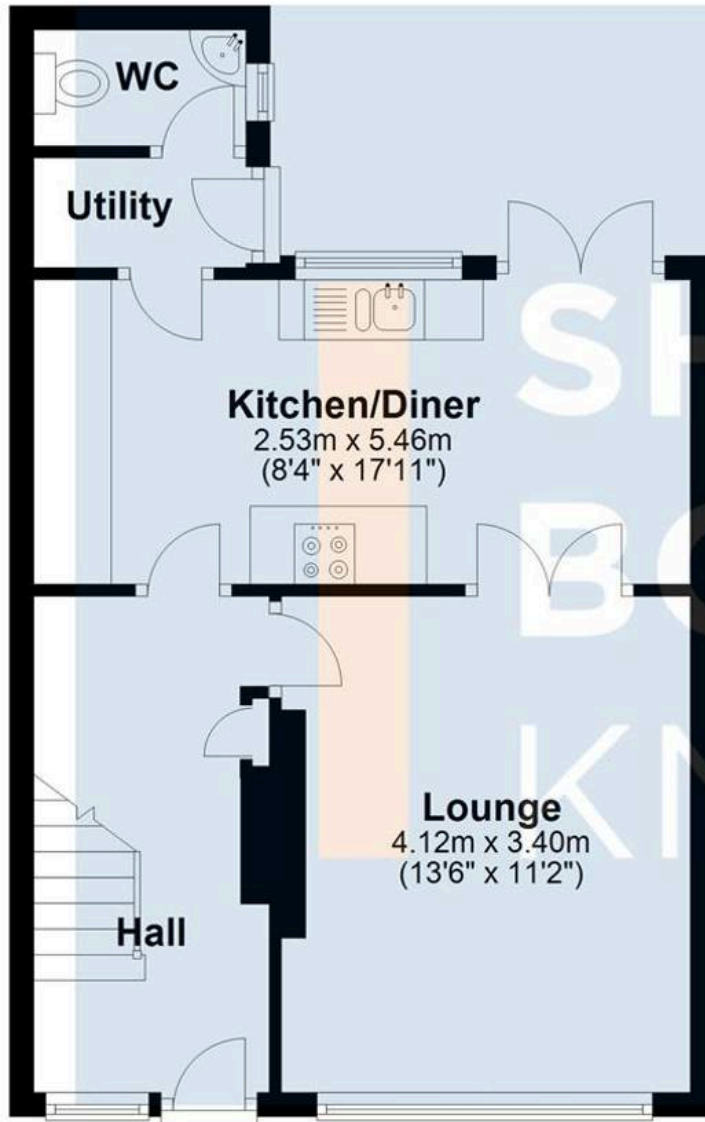
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



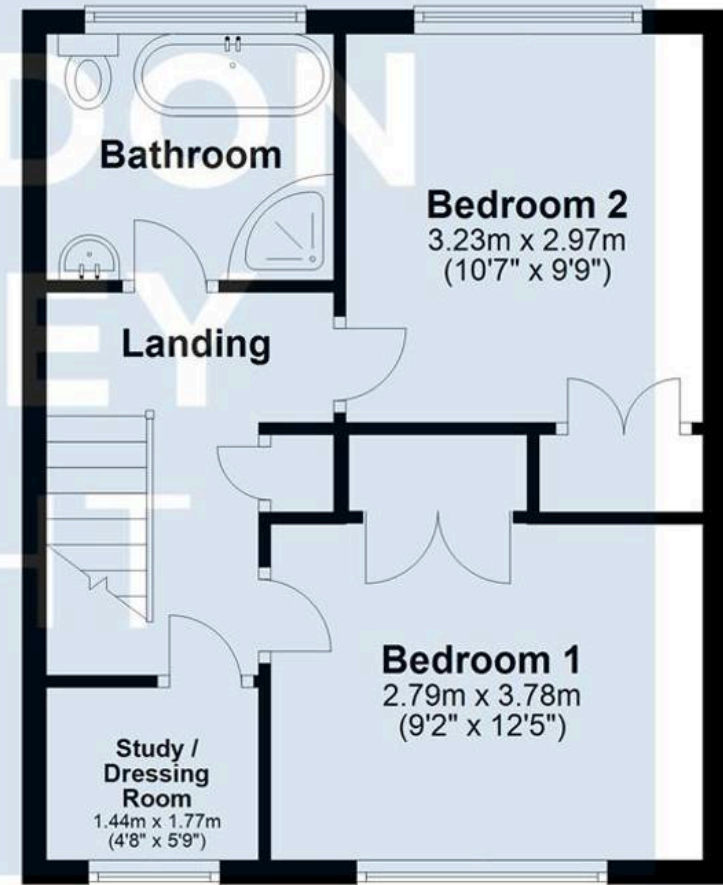
Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 78.3 sq. metres (843.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate 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. 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.