



Station Road, Shipston-On-Stour

Guide Price **£320,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Station Road

Shipston-On-Stour

This beautifully presented three-bedroom terraced home is situated within walking distance to Shipston-On-Stour centre and the local amenities this market town has to offer. The property has been significantly improved by the current owners and benefits from a contemporary kitchen, renovated bathroom and En-suite, upgraded flooring, attractive landscaped garden and two allocated parking spaces.

The ground floor has been thoughtfully maintained and enhanced to create a bright and inviting living environment, benefiting from oak-style flooring which has been installed by the current owners. A welcoming entrance hall leads through glazed double doors into a spacious sitting room which forms the heart of the home, enjoying excellent natural light and direct access to the rear garden via French doors. The room is centred around a feature fireplace, creating a cosy focal point.

The contemporary kitchen/dining room has been stylishly updated and is fitted with a range of shaker-style cabinets, complemented by modern tiled splashbacks, ample worktop surface space and integrated cooking appliances. A downstairs W/C and useful understairs storage complete the ground floor accommodation.





To the first floor, the generous principle bedroom benefits from a beautifully renovated En-suite bathroom with walk-in shower, finished with tiling and modern fittings. There are two further well proportioned bedrooms, one of which is currently being utilised as a home office, all served by the recently renovated and stylish family bathroom, which features a shower over bath.

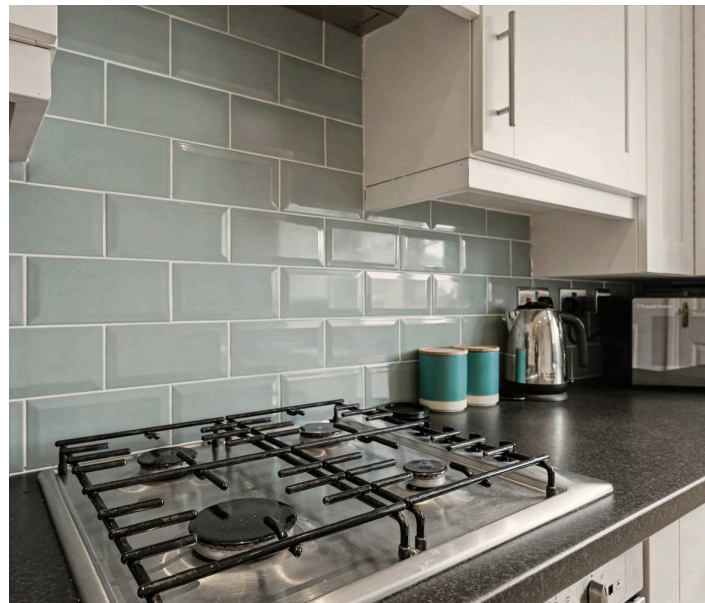
Externally, the property enjoys an attractive enclosed frontage with established planting and wrought iron fencing creating excellent kerb appeal. To the rear is a West facing, private split-level garden featuring a generous paved seating terrace, raised planted borders, mature shrubs and a timber garden shed, providing a wonderful space for outdoor dining and relaxation. Gated rear access leads directly to the two allocated parking spaces situated immediately behind the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



DISCLAIMER

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

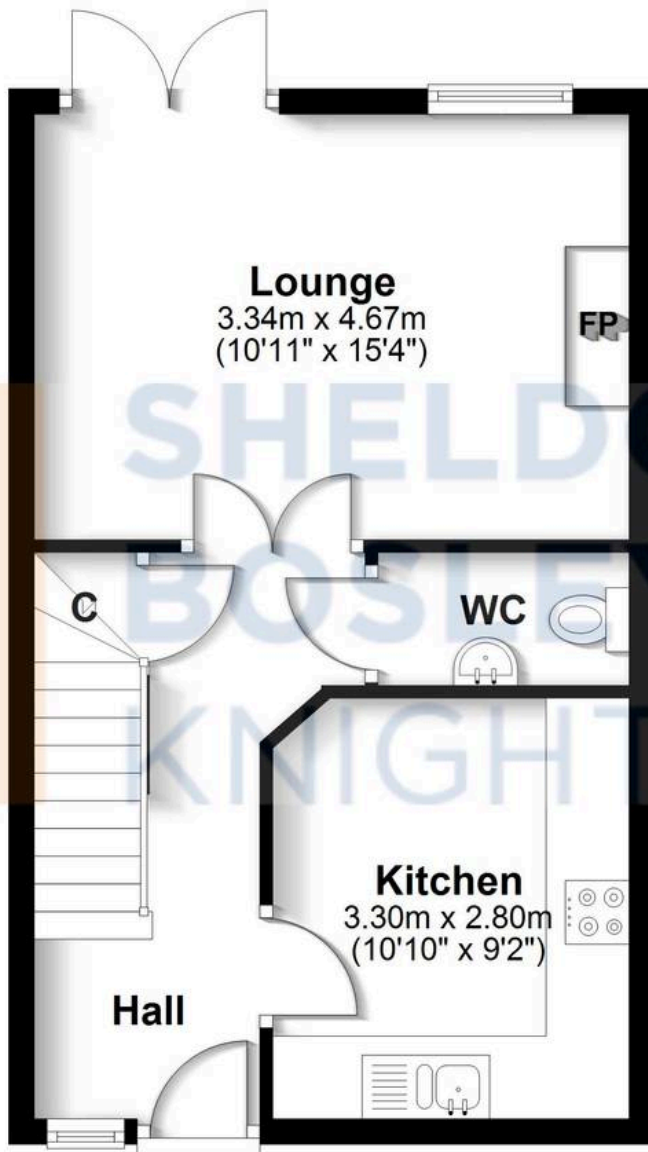
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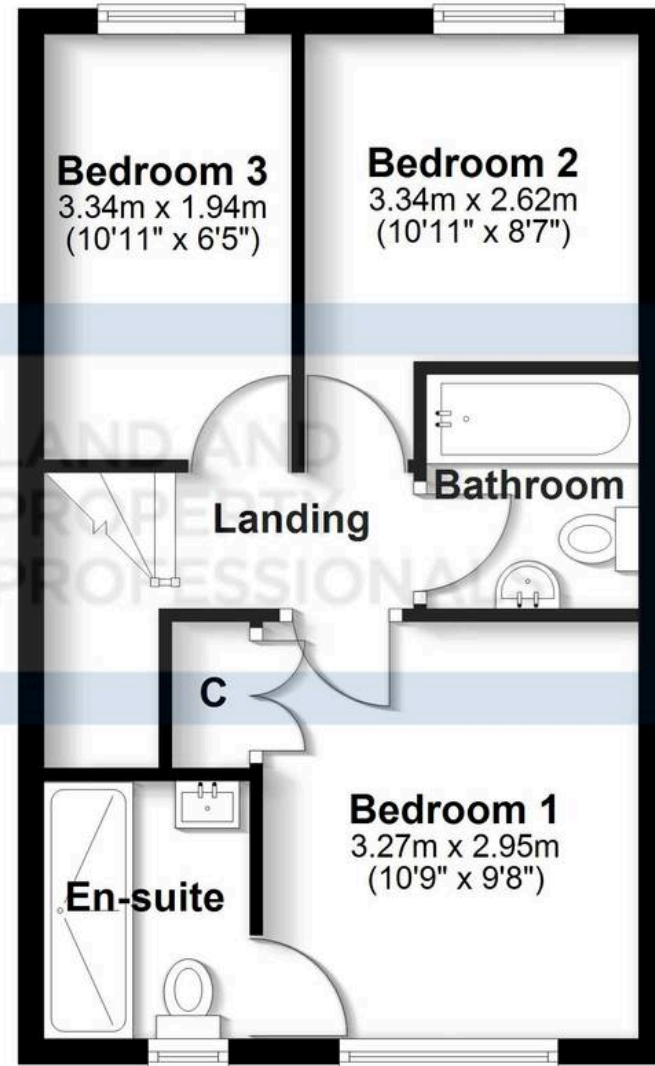
Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.0 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

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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.