

Oldbutt Road, Shipston-On-Stour

Guide Price **£350,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Oldbutt Road

Shipston-On-Stour

A well-positioned three-bedroom detached home, tucked away at the end of a cul-de-sac and enjoying a pretty mature rear garden, garage and parking, whilst being conveniently located within easy reach of the market square, schools, shops and other amenities. Offered for sale with no onward chain.

A porch opens into the entrance hall, which has a useful downstairs WC. The sitting room is positioned at the front of the property and features a bay window, creating a light and welcoming room. To the rear, the bright kitchen/dining room overlooks the garden, with doors opening directly onto the patio.

On the first floor, there are two double bedrooms, a further single bedroom, an airing cupboard and shower room.

The mature rear garden is laid mainly to lawn, with a patio area and established borders. A useful rear door provides access into the garage, which has power. A side gate leads through to the side garden and around to the front of the property. The property presents well and offers scope to modernise.

To the front, there is a lawned garden, access to the single garage and parking immediately in front of the garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









Oldbutt Road

Shipston-On-Stour

Detached 3-bed home at cul-de-sac end with mature garden, garage, parking. Near market square, schools, shops. No onward chain. Scope to modernise. Two doubles, one single, WC, shower room.

- NO ONWARD CHAIN
- 3 Bedroom Detached House
- Pretty Front & Rear Gardens with side Access
- Single Garage and Driveway for 2 Cars
- Easy Access to Town Centre
- Walkable to Schools and Shops
- Kitchen Dining Room with Doors to the Garden
- Downstairs WC
- Scope to Modernise
- Small Cul De Sac

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs. The town also hosts several events throughout the year, such as the Shipston Wool Fair, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles



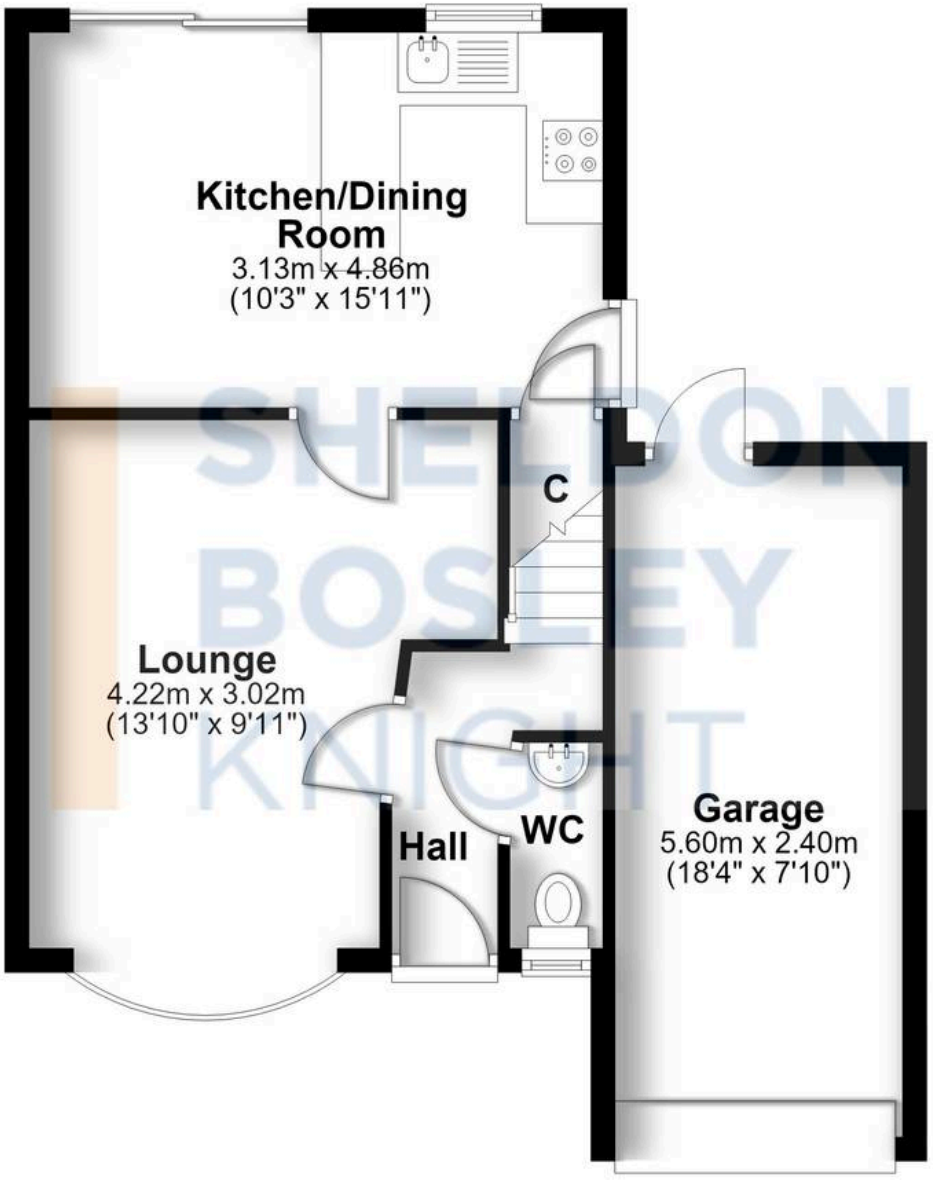






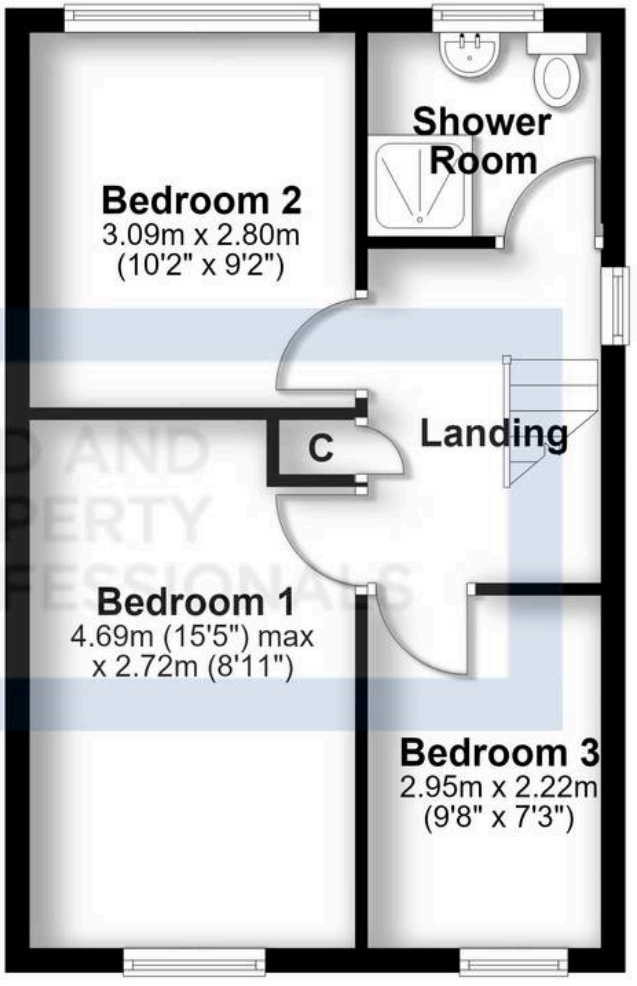
Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.0 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



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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.