



Pittway Avenue, Shipston-On-Stour

Offers in Region of **£290,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Pittway Avenue

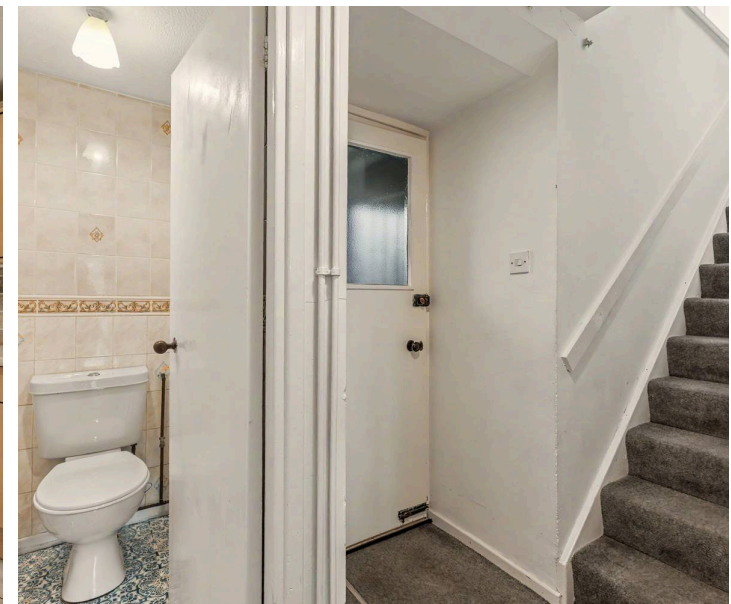
Shipston-On-Stour, Shipston-On-Stour

This 3-bedroom terraced house features a spacious rear garden and convenient access to the town centre through a shortcut at the end of the road. The property offers potential for extension, subject to the necessary planning permissions, and is being sold with no onward chain.

Upon entering, you are greeted by a bright hallway that leads to the sitting room, which includes a stone fireplace with a gas fire and access to a useful storage cupboard. The kitchen/breakfast area is equipped with ample cabinetry, an electric double oven, and a gas hob. The downstairs bathroom includes both a bath and a separate shower, there is also a downstairs WC.

Upstairs, there is a WC and a handy cupboard off the landing, along with two double bedrooms and a smaller third bedroom that features a built-in cupboard housing a new gas boiler.

A rear porch leads to the expansive rear garden, which includes various beds and borders suitable for growing vegetables, as well as a large lawned area with fruit trees. There are two brick-built storage sheds attached to the house and an additional large shed. An alleyway runs down the side of the house, providing access to the front garden.





At the front of the house, there is a large garden where, if you had permission to drop the curb, it could create space for off-road parking for two cars, as other neighbours have done so. The property would benefit from decoration and has scope to create a lovely family home.

Council Tax band: C

Tenure: Freehold

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), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).



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.



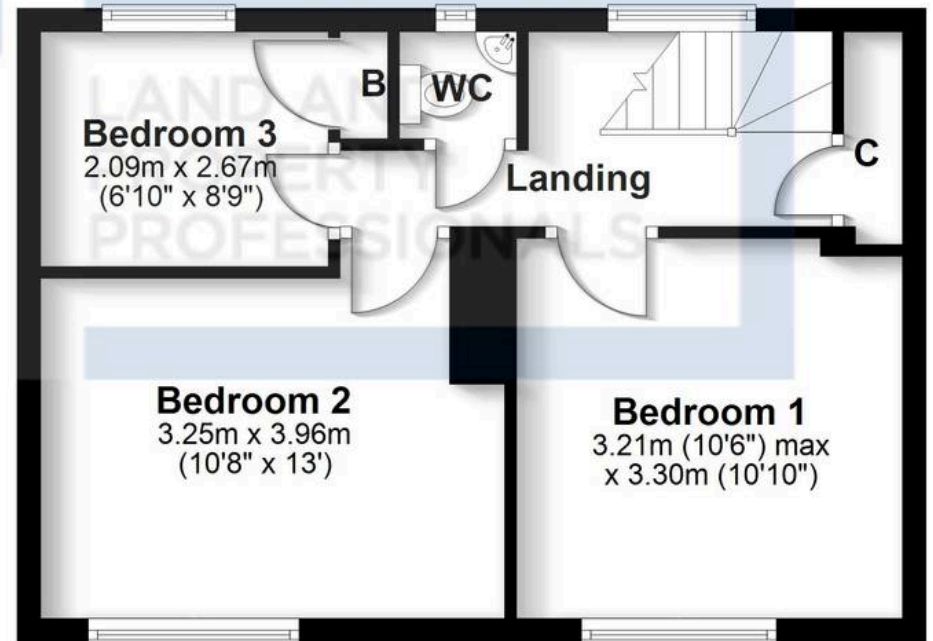
Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 82.4 sq. metres (887.5 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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