

Sadlers Avenue,

Shipston-on-Stour, CV36 4DN

Jeremy McGinn &Co

Available at
Guide Price £295,000

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Situated in an established residential area within the highly sought-after market town of Shipston-on-Stour, this mature semi-detached property offers an excellent opportunity for purchasers looking to create a comfortable family home to their own taste and specification.

Shipston-on-Stour is a particularly popular South Warwickshire town, boasting an excellent range of local amenities including independent shops, cafés, restaurants and schooling for all ages. Regular bus services provide convenient access to the nearby town of Stratford-upon-Avon, whilst the picturesque Cotswold Hills are just a short drive away.

Set back from the road behind a double-width driveway, the property benefits from gas central heating and double glazing, although some updating and modernisation would now be beneficial. The accommodation comprises an entrance hallway, ground floor bathroom, spacious through living room and kitchen. To the first floor are three well-proportioned bedrooms, offering flexible accommodation for family living.

Externally, the property enjoys the added benefit of a useful side store, single garage and an enclosed garden, providing excellent scope for further enhancement.

Offered for sale with vacant possession and no onward chain, this is an exciting opportunity to acquire a traditional family home with considerable potential in a well-established and convenient location. Early viewing is recommended to appreciate the possibilities on offer.













Tax Band: C

Council: Stratford upon Avon District Council

Tenure: Freehold

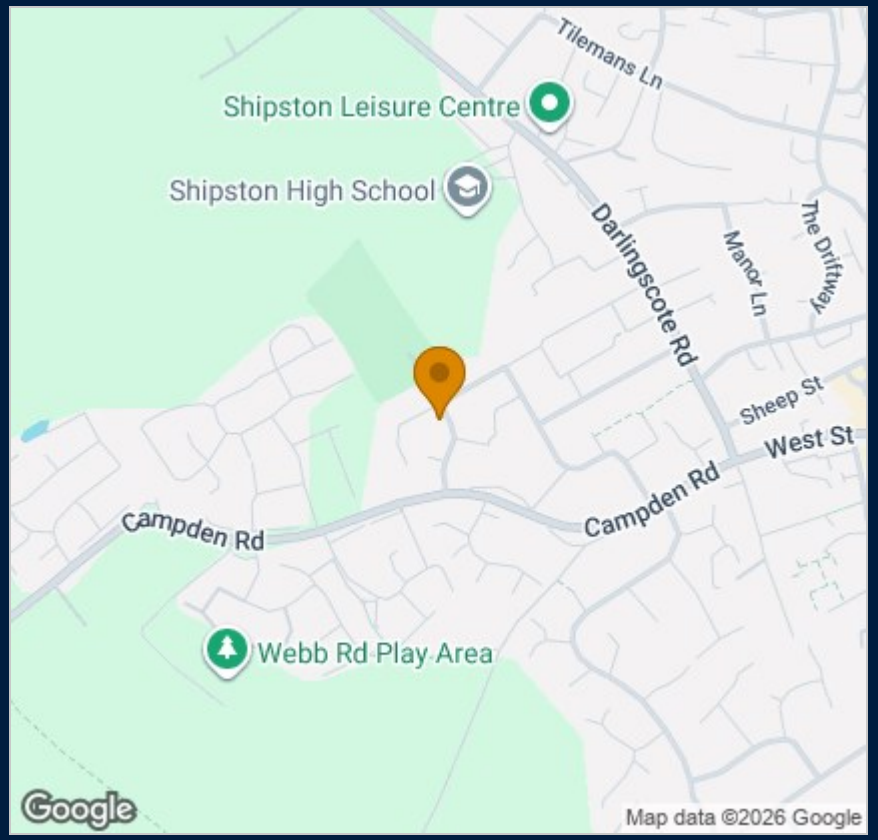
Shipston on Stour comprises a very popular South Warwickshire market town situated within easy reach of Stratford upon Avon and the picturesque Cotswold Hills. The town boast a huge range of facilities including independent shops, cafés & restaurants as well as numerous sports clubs and schools for all age groups.
The historic town square is at the heart of the town with a range of attractive period properties.



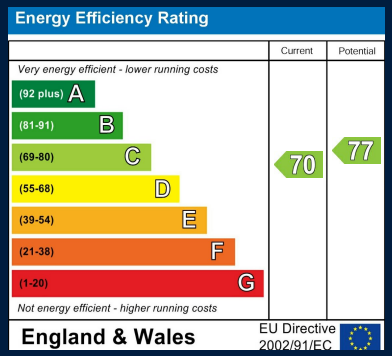
Floor Plan



Map



Energy Performance



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In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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