



Carr Close, Shipston-On-Stour

Guide Price **£330,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

This contemporary and stylish home features two double bedrooms and is located in a quiet cul-de-sac on the edge of town. It has a lovely rear garden and driveway parking for two cars.

Upon entering, you are greeted by a bright and spacious hallway that provides access to a WC and a large storage cupboard. The kitchen breakfast room is well-equipped with an electric oven, a gas hob, a dishwasher, and an integrated fridge/freezer, a washer/dryer, as well as a door leading to the garden.

The sitting room includes windows at both ends, allowing plenty of natural light in. It also has a storage cupboard and double doors that open up to the beautiful rear garden. Upstairs, you will find two generous double bedrooms, one of which features a built-in wardrobe. The bathroom is equipped with a bath and a shower overhead, and there is another large storage cupboard accessible from the landing.

The garden is a wonderful space for al fresco dining on the patio, with a gravelled area perfect for evenings around a fire pit, as well as a lawn surrounded by mature borders and carefully planted trees that provide privacy.

To the side of the house, there is driveway parking for up to three cars.





There is an estate service charge payable to Remus for upkeep of communal areas, currently £385.49 per year.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

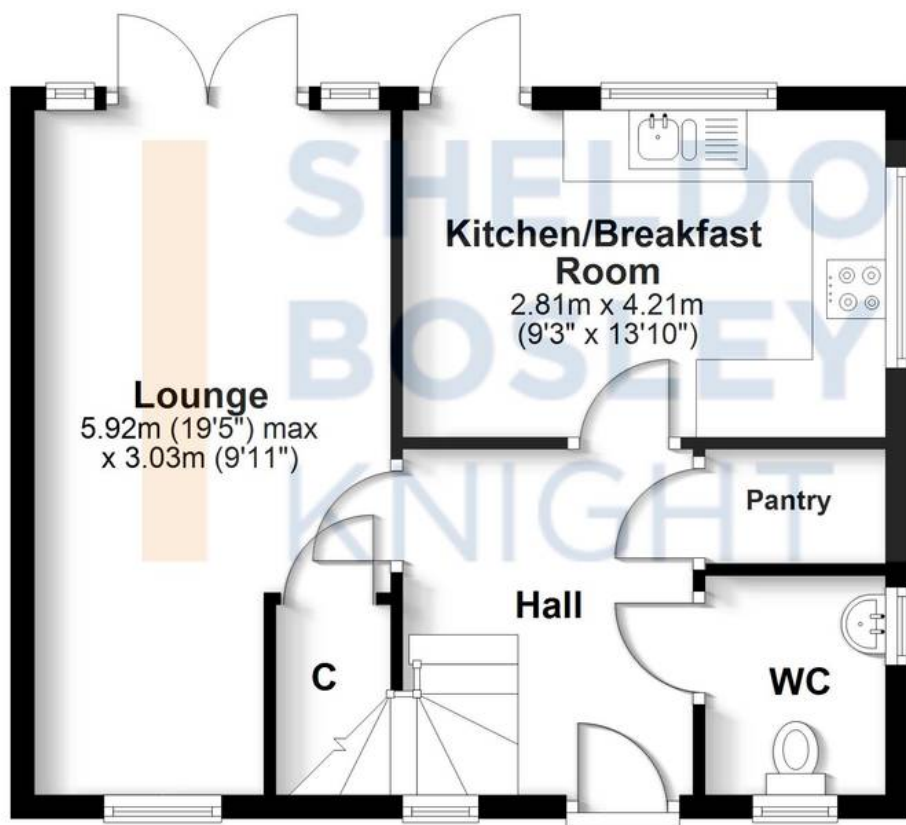
EPC Environmental Impact Rating: B

- Stylishly Presented Turnkey Home - CHAIN FREE
- Two Large Double Bedrooms
- Dual Aspect Sitting Room with Doors to Garden
- Pretty Rear Garden
- Driveway Parking for up to 3 Cars
- End of Cul De Sac Location
- Kitchen Breakfast Room
- Edge of Town
- Larger than Average Two Bed House
- Mainline Rail to Oxford/London a 10 Mins Drive



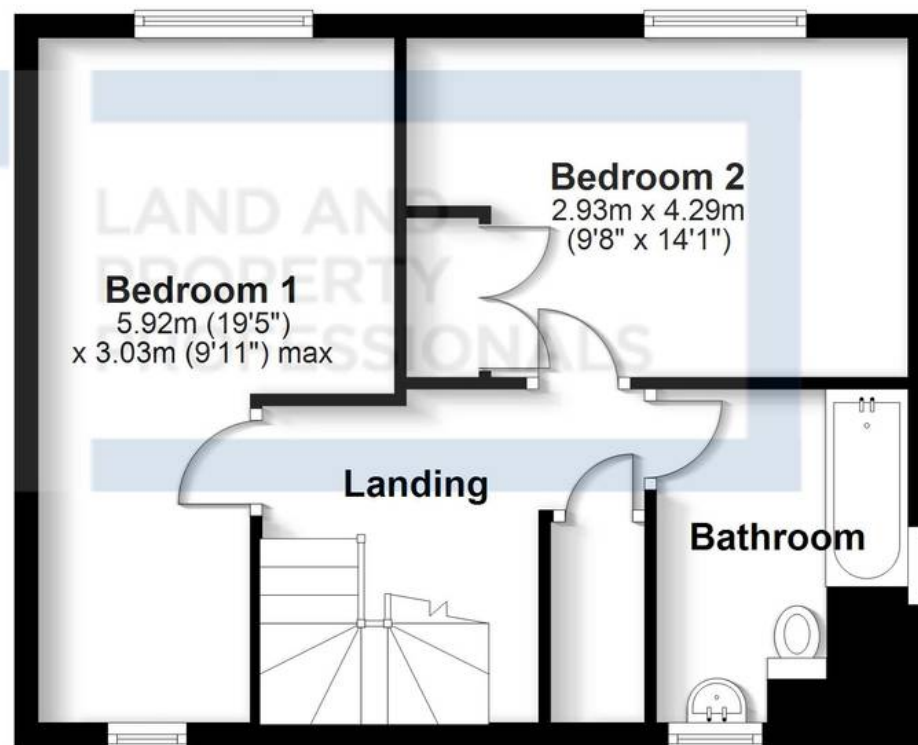
Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 86.3 sq. metres (929.5 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.



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.