



Hanson Avenue, Shipston-On-Stour

Offers in Region of **£380,000**



27 Hanson Avenue

Shipston-On-Stour

A generously proportioned four bedroom detached family home, pleasantly situated within Shipston-on-Stour and offering an excellent opportunity for a purchaser looking to modernise and create a home to their own taste. Complete with an established rear garden, integral garage and off-street parking, the property is offered for sale with no onward chain.

The accommodation is arranged over two floors and provides a particularly practical layout with good-sized rooms throughout.

From the entrance hall, doors lead to the principal ground floor accommodation, with stairs rising to the first floor. The lounge is a generous reception room extending to approximately 14'9" in length and benefits from a bay window to the front, providing plenty of natural light. Double doors connect the lounge with the separate dining room, creating the option for the two spaces to work particularly well together when entertaining.

Positioned to the rear, the dining room enjoys views and access out towards the garden and leads through to the kitchen. The kitchen provides a good range of fitted units and work surfaces and, while perfectly functional, offers considerable potential for a new owner to update and redesign to suit their requirements. A useful ground floor WC completes the accommodation on this level.

Shipston-on-Stour is an attractive and thriving South Warwickshire market town, situated close to the





Upstairs, the landing gives access to four bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room and benefits from its own en-suite shower room, while the second bedroom is also a comfortable double. The remaining two bedrooms provide flexibility for children, guests or those requiring a home office. A separate family bathroom serves the remaining bedrooms.

Outside, the property is set back behind a front garden with a block-paved driveway providing off-street parking and access to the integral single garage.

To the rear is an established garden of a particularly useful size, with areas of lawn and patio complemented by mature trees, shrubs and planted borders. The garden offers plenty of scope for a purchaser with an interest in landscaping to rejuvenate the existing planting and create a very attractive outdoor space.

The property would now benefit from a programme of updating and modernisation, but its proportions, four-bedroom layout and established plot provide an excellent basis from which to create a comfortable contemporary family home.

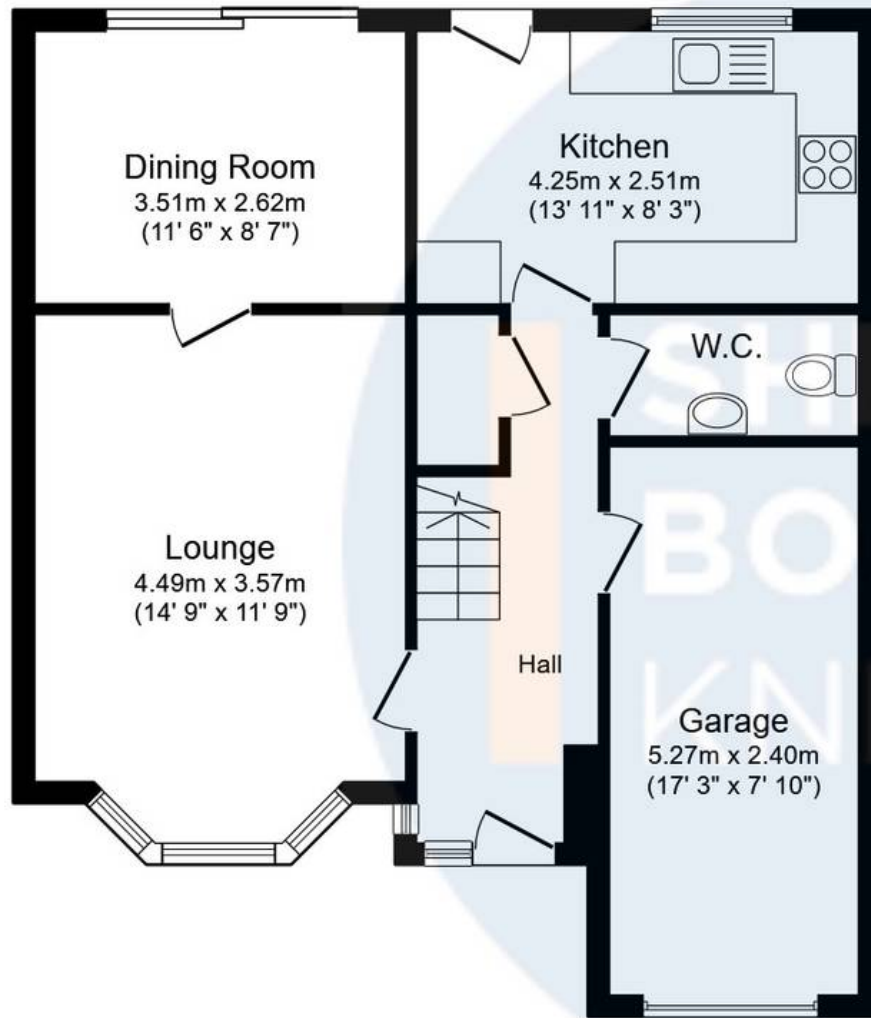
Conveniently positioned for access to the amenities of Shipston-on-Stour, the property represents an appealing opportunity for buyers seeking a detached home they can improve and personalise over time.

Council Tax band: E

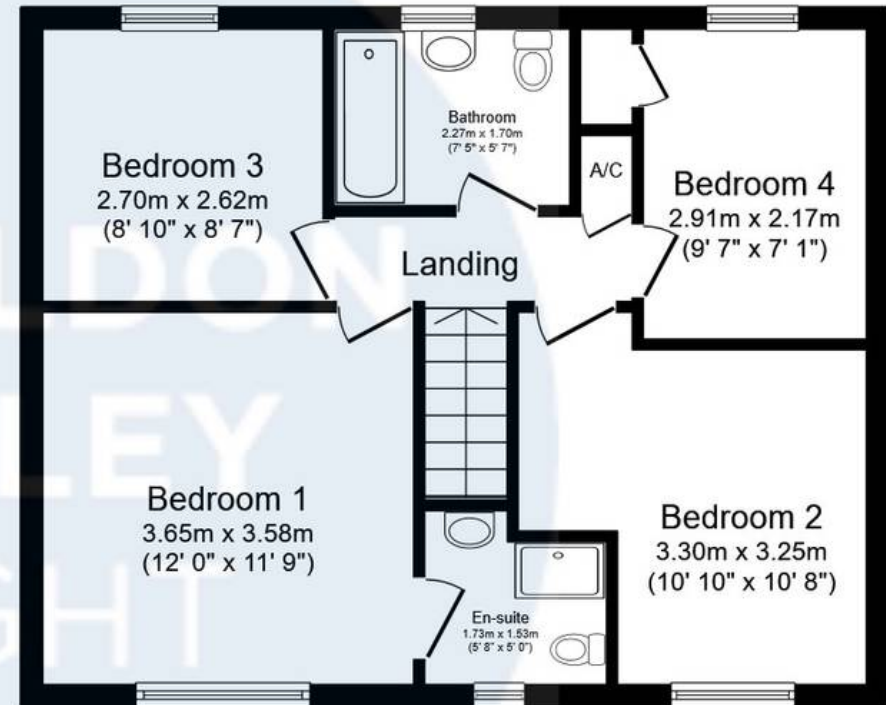
Tenure: Freehold

- No Onward Chain
- Three Bedroom Detached Home





Ground Floor



First Floor

Total floor area 114.1 m² (1,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io





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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.