



Elm Road, Shipston-On-Stour

Guide Price **£260,000**



Beautifully presented throughout, this attractive, two double bedroom home offers stylish, low-maintenance accommodation, a private rear garden and driveway parking for two vehicles.

The property is entered via a welcoming reception hall with stairs rising to the first floor. The bright and spacious sitting room has a bay window to the front, flooding the room with natural light. To the rear, the kitchen/breakfast room provides ample space for all the necessary appliances, together with room for a dining table, and benefits from a door opening directly onto the rear garden.

The first floor comprises two well-proportioned double bedrooms. The principal bedroom features fitted wardrobes, while the second bedroom enjoys a pleasant outlook over the rear garden. Completing the accommodation is a modern family bathroom fitted with a white suite, including a bath with a shower over.

Outside, the property enjoys a private, low-maintenance rear garden with a decked seating area beneath a canopy, creating an ideal space for outdoor dining and entertaining. A rear gate provides convenient access to the driveway, where there is tandem parking for two vehicles.





This bright, turnkey home combines modern interiors with practical living, making it an excellent choice for first-time buyers, those looking to downsize, or investors seeking a ready-to-let property.

Stylish two double bedroom home with modern interiors, private rear garden, decked seating area, and driveway parking for two cars. Ideal for first-time buyers, downsizers, or investors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

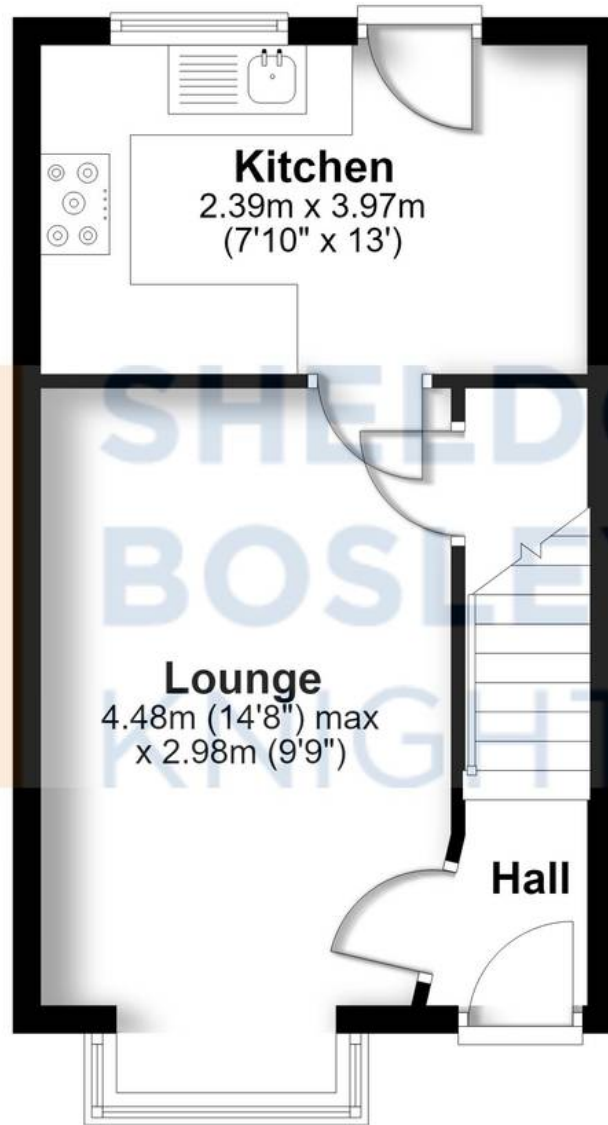
EPC Environmental Impact Rating: C

- Two Double Bedrooms
- Parking for 2 Cars
- Modern Interior
- Kitchen/Breakfast Room
- Sitting Room with Bay Window
- Pretty Rear Garden
- Family Bathroom with Shower over Bath
- Ideal For First Time Buyers



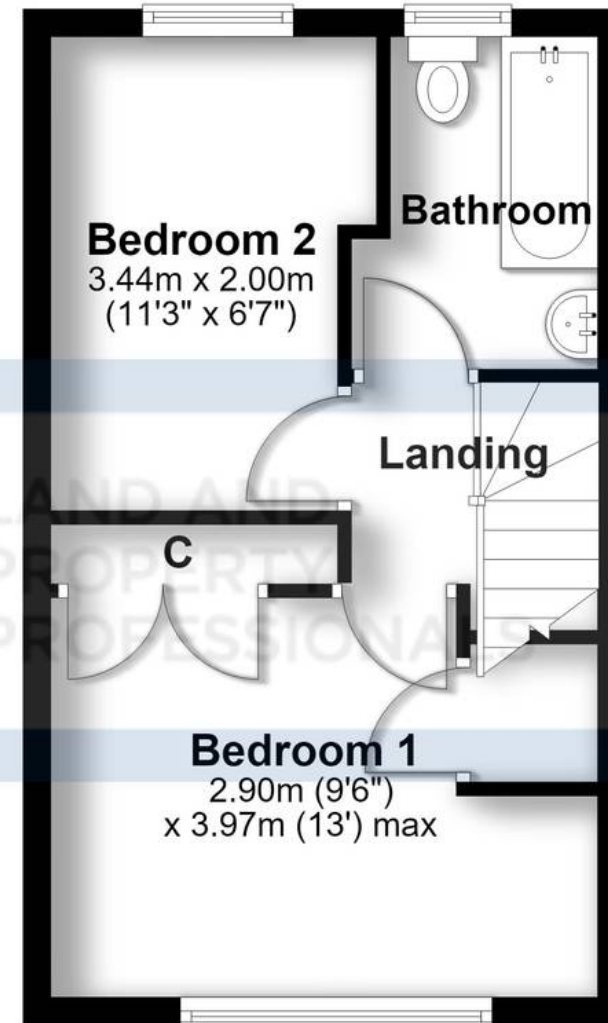
Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 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.