



HARRISON
Sales &
Lettings

Webb Road, Shipston-On-Stour

Part Buy, Part Rent £170,000



Situated in a lovely position close to open fields and surrounded by an abundance of scenic dog walking routes, this attractive **three-bedroom semi-detached home** offers comfortable and well-proportioned accommodation. The property features a welcoming **living room**, along with a bright and spacious **open-plan kitchen/diner**, creating a great space for everyday family life. Upstairs, there are **three bedrooms** and the family bathroom which has been recently modernised.

Outside, the property benefits from a **good-sized garden**, **mainly laid to lawn**, providing a pleasant space to relax. To the side of the property, there is a **private driveway providing parking for two cars**, adding to the practicality of the property. The location is a particular highlight, with **open countryside and fields close by**, offering plenty of opportunities for walks and enjoying the surrounding area, while still being conveniently positioned for local amenities, including the local primary and high school.

Tenure: We believe the property to be **Leasehold**. We believe the length of the lease is 125 years starting in 2020. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Shared Ownership - Available for sale on a shared ownership basis, this semi-detached house is an ideal choice for those looking to make a step on the property ladder or simply move home. The property is available to purchase at a 50% share minimum and rent is payable to Platform Housing Association on the remaining 50%. At the 50% share, the rent payable is £435.80 per month. There is also a service charge of £57.89 per month.

Council Tax: C

EPC: B

Please note that there is also an option to purchase 100% of this property at a sale price of £340,00.

what3words: ///region.loudness.hood







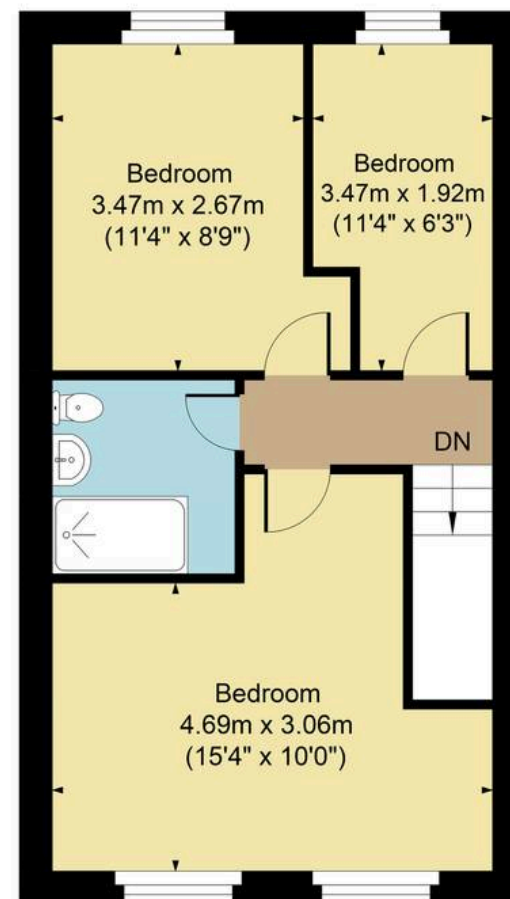
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

Main House Approx. Gross Internal Area:- 82.28 sq.m. 886 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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