

12 Berry Avenue, Shipston-On-Stour

Guide Price **£290,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

12 Berry Avenue

Shipston-On-Stour

A three-bedroom semi-detached house with a generous garden, conveniently situated within a short walk of the town centre, schools and local amenities. The property is in need of some modernisation and offers potential to extend, subject to the necessary planning consents. Offered for sale with NO ONWARD CHAIN.

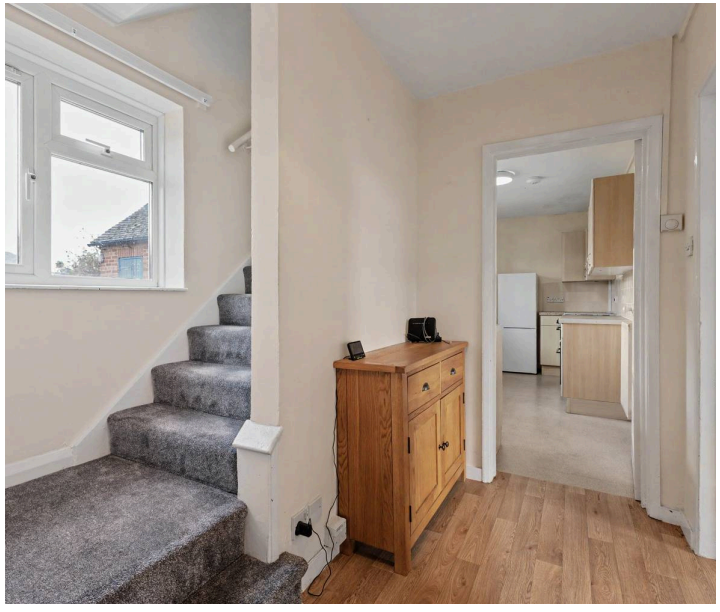
The entrance hallway includes a useful storage area and leads through to a spacious sitting/dining room extending the full width of the house. A fireplace with a log-burning stove creates an attractive focal point at one end, while two large front-facing windows allow plenty of natural light to fill the room.

The kitchen is fitted with a range of units and provides space for the usual appliances. From here, there is access into a brick-built outbuilding currently used as a wood store, alongside a useful additional storage area. Two further brick-built stores are connected to the property, both accessible from the garden.

Upstairs, there are two double bedrooms, a single bedroom and a family bathroom with an electric shower over the bath.









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Outside, the garden wraps around three sides of the property, with the rear garden offering a generous outdoor space, a large timber shed, a smaller shed and a greenhouse.

There is a driveway to the side of the house with parking for one car.

The property has UPVC windows and gas central heating.

NB. The property cannot complete before the end of February 2027.

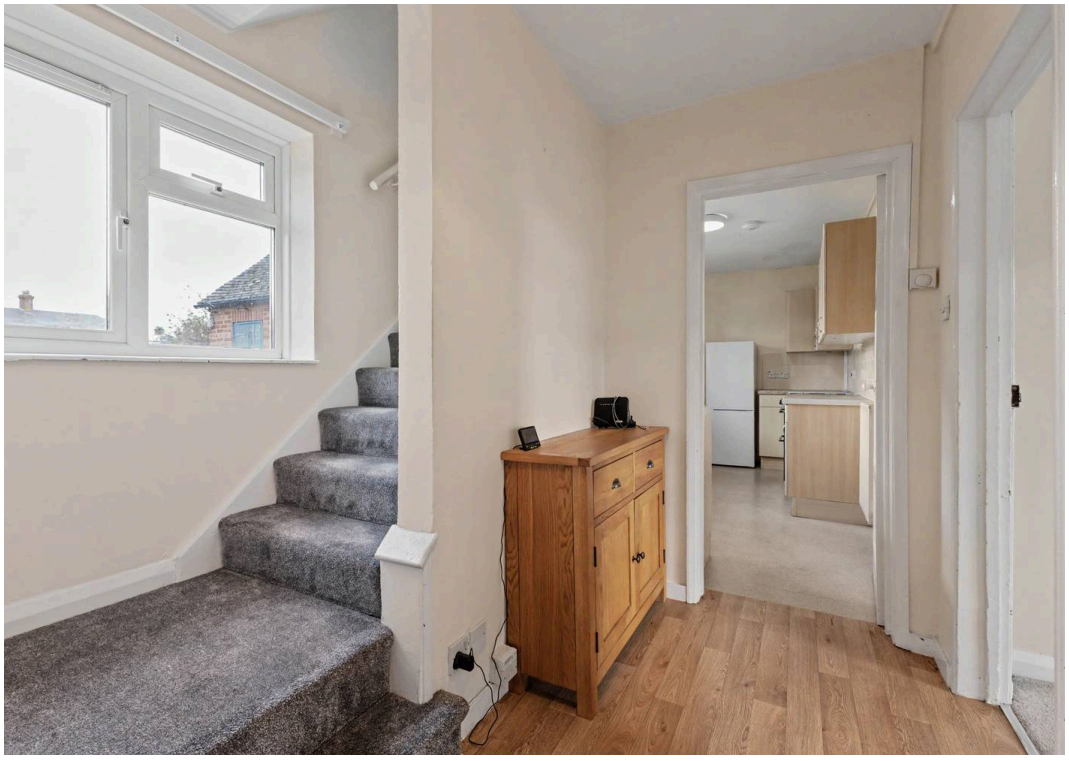
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Short Walk to Town Centre & Schools
- EPC Rating: C
- Three Bedroom Semi Detached House
- Scope to Modernise & Extend Subject to Planning
- Generous Plot
- Brick Built Outbuildings
- Large Sitting/Dining Room
- NO ONWARD CHAIN



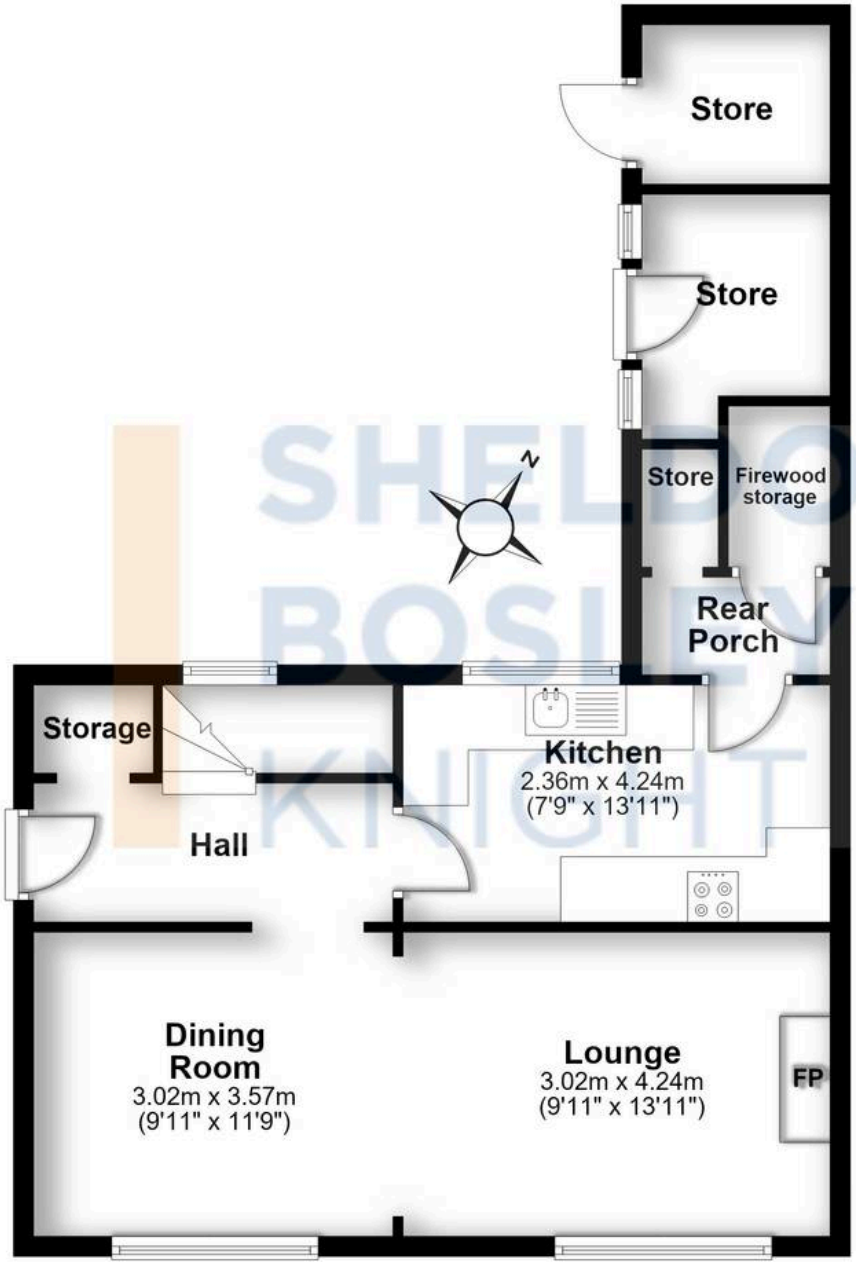






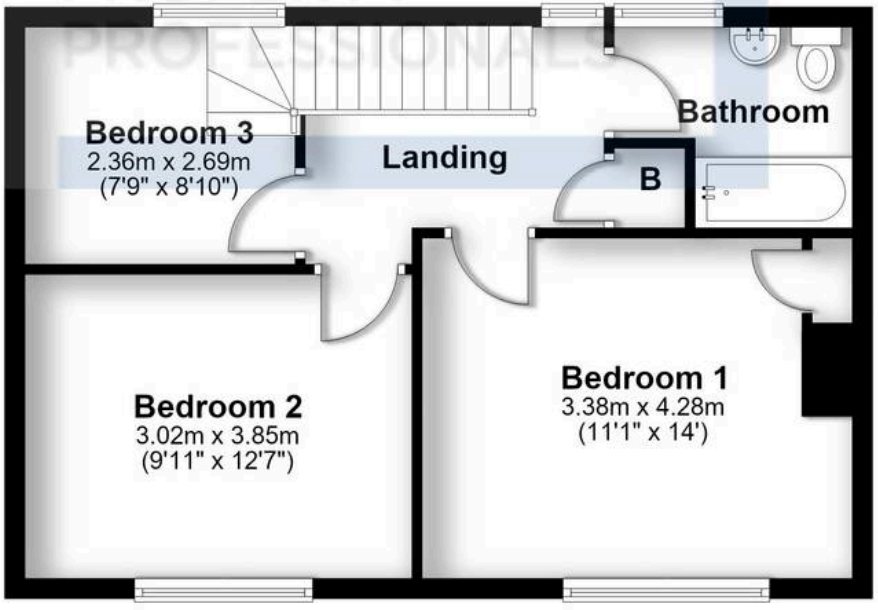
Ground Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 100.5 sq. metres (1082.0 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.



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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.