

42 Telegraph Street, Shipston-On-Stour

Guide Price **£314,995**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

42 Telegraph Street

Shipston-On-Stour

A characterful end-of-terrace cottage with accommodation over three floors, offering three bedrooms and two bathrooms. The cottage is just a short stroll from the town centre and has a pretty rear courtyard garden. No onward chain.

Stepping inside, the inviting sitting room has wood-effect flooring, a window to the front allowing natural light, leading through to the rear of the house where you have a light kitchen-dining room with double doors to the garden; the kitchen has a selection of units, a fitted electric oven with gas hob, dishwasher, fridge and washing machine.

The first floor has a bedroom with an ensuite shower room, and the family bathroom features a shower over the bath. Bedroom three spans the second floor.

To the rear of the property, the walled garden has a gate that gives access to the side. The garden has been attractively landscaped to include an Indian stone paved patio, and the remainder of the garden is terraced and gravelled with feature timber sleepers. Parking can be found on the streets nearby; alternatively, a permit can be purchased for the car park opposite for a yearly fee of approximately £25.00 per annum.

Council Tax band: C | Tenure: Freehold | EPC: D















DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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Sheldon Bosley Knight Shipston & Kineton

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666 · shipstonsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

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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.