



Coe Avenue, Shipston-On-Stour



A very well presented and modern detached home, positioned on the popular Herdwick Fold development, enjoying spacious accommodation, off road parking, single garage and a landscaped rear garden.

Through the front door, which leads into the entrance hallway, this property boasts a downstairs WC / utility area and a study. A light and sizeable modern kitchen/diner with integrated appliances, leads directly to the patio and garden via French doors. The living room is light and spacious with modern décor.

Upstairs, on the first floor there are two double bedrooms, both come with additional eaves storage and there is a lovely family bathroom with shower and bath tub.

Outside to the rear, is a beautifully landscaped garden with patio area, rear seating area, lawn and garden pond with side access. To the side is the driveway with access to the single garage which has electricity and lighting. The front also enjoys a charming aspect with lawned area and easy access to a green open area off of Coe Avenue.

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Council Tax Band: D

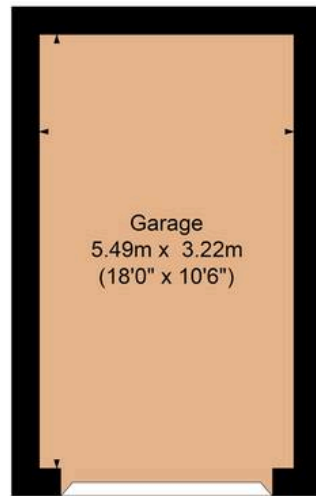
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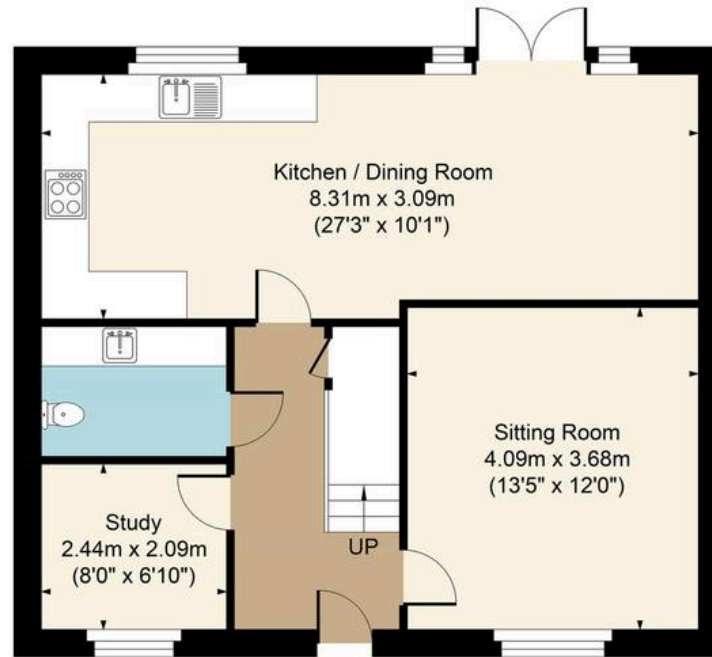




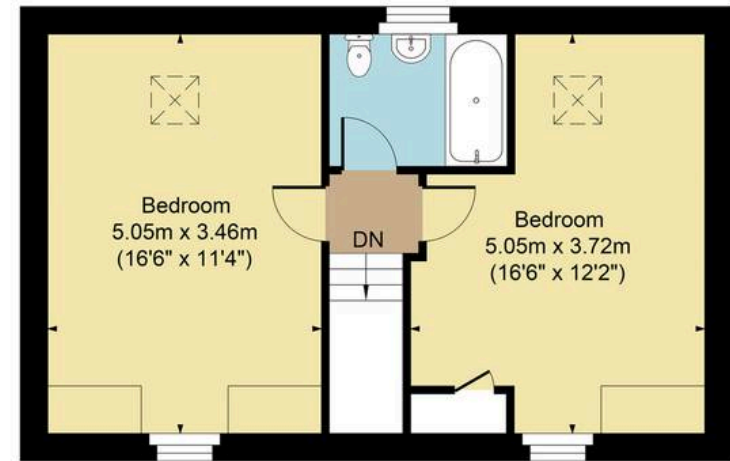
Main House Approx. Gross Internal Area:- 100.30 sq.m. 1080 sq.ft.
Garage Approx. Gross Area:- 17.68 sq.m. 190 sq.ft.
Total Approx. Gross Area:- 117.98 sq.m. 1270 sq.ft.



Garage



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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