



Norgren Crescent, Shipston-On-Stour

Guide Price £395,000



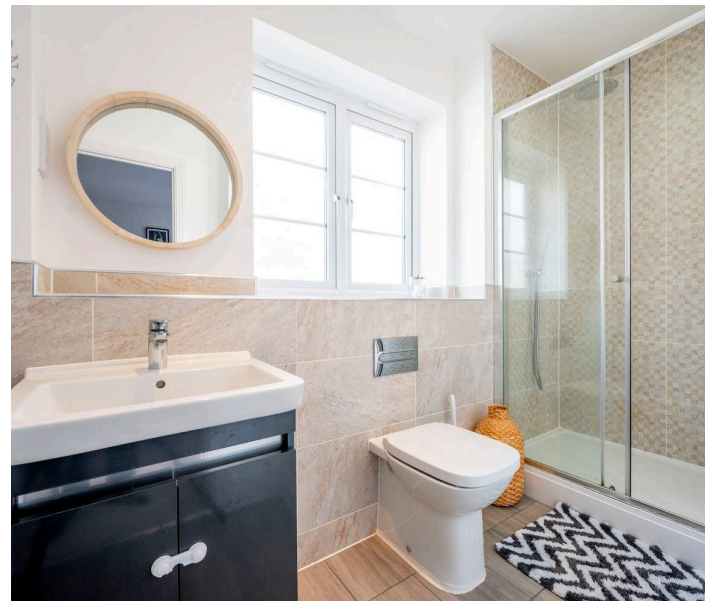
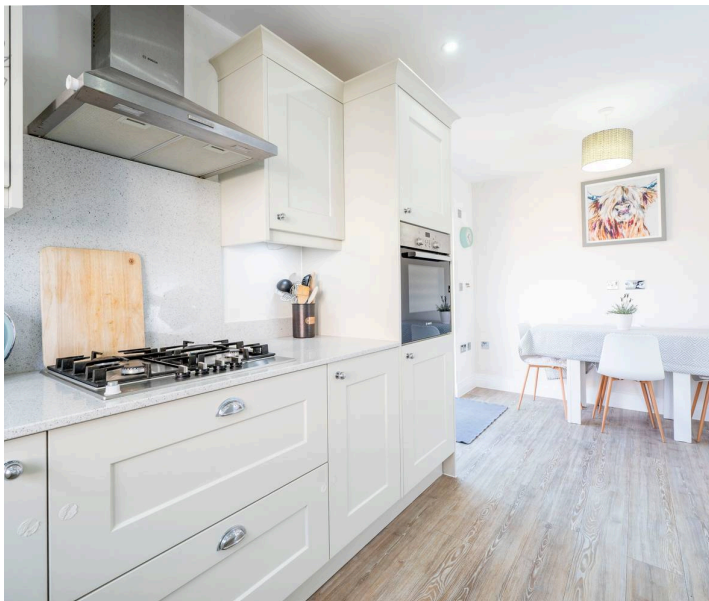
For sale with no onward chain, nestled in the quiet sought after location of Norgren Crescent this bright and spacious, three bedroom detached home is located on a corner plot with a private garden on two sides, a garage, and a driveway with parking space for two cars. Walking through the front door, you are greeted by an entrance hall, a downstairs WC, a living room with double aspect windows making it light and airy. The well-equipped fitted kitchen / diner with integrated white goods and double patio doors giving direct access to the garden.

Upstairs, the principle bedroom includes built-in wardrobes with an ensuite shower room, two further double bedrooms. The family bathroom with a bath and a shower overhead. The lovely rear landscaped garden has a patio area, gravel and mature borders. A gate from the garden provides access to the single garage, which is equipped with power, light, and overhead storage. The off road parking in front of the garage allows for two cars.

EPC: B

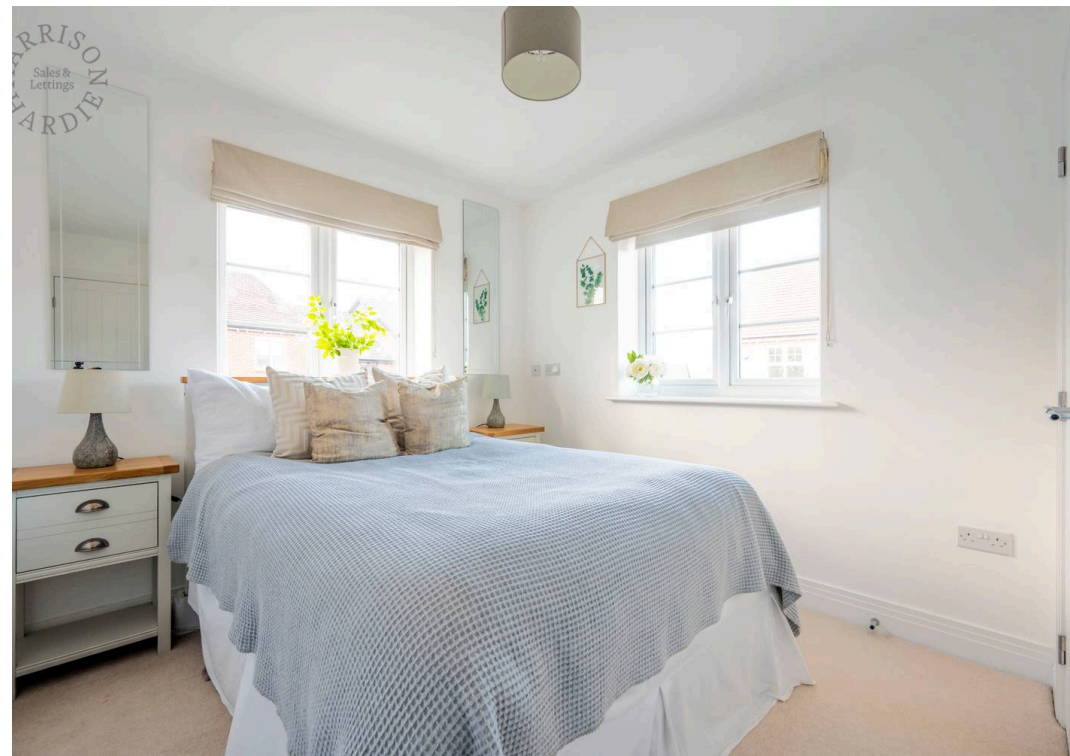
Council Tax Band: C

Tenure: Freehold

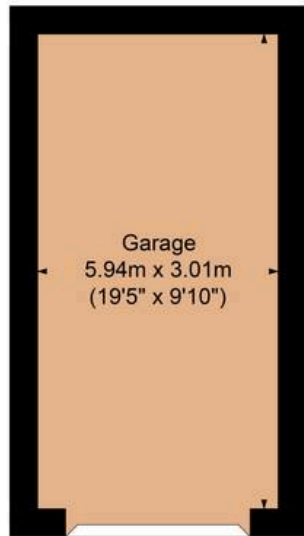


The property was built by Cala Homes in 2018 and still benefits from the NHBC. There is an estate service charge for the upkeep of communal areas, the current owners are paying approximately £354.29 per annum.

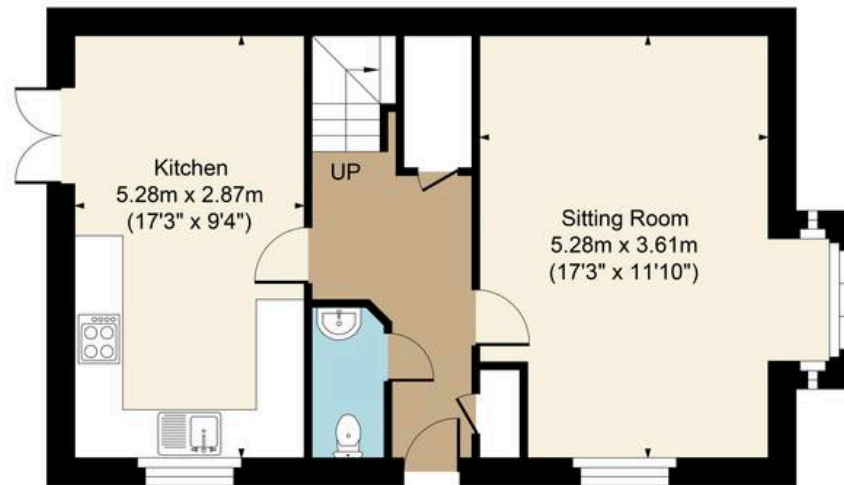
The South Warwickshire market town of Shipston on Stour is an ideal location for those wanting an array of amenities right on their doorstep. Enjoy a multitude of facilities including various shops, pubs, restaurants, community-led services and both primary and secondary schooling.



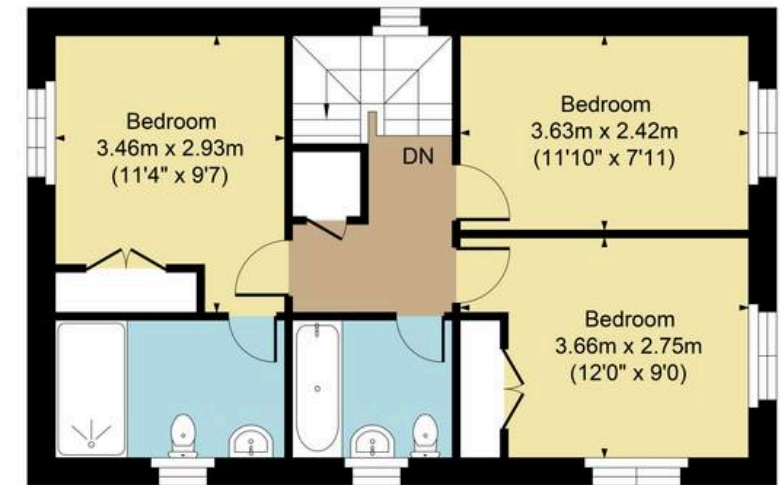
Main House Approx. Gross Internal Area:- 92.84 sq.m. 999 sq.ft.
Garage Approx. Gross Area:- 17.88 sq.m. 192 sq.ft.
Total Approx. Gross Area:- 110.72 sq.m. 1192 sq.ft.



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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