



Mayo Road, Shipston-On-Stour

Guide Price **£350,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Mayo Road

Shipston-On-Stour

A well-appointed four bedroom semi-detached home, ideally positioned within easy reach of the centre of Shipston-on-Stour and the local amenities the market town has to offer. Providing generous and versatile living space, this property is well suited to growing families or those seeking a comfortable and practical home. The current owners have recently made improvements to the property, notably the kitchen and bathrooms.

The ground floor features a welcoming entrance hall leading to a recently renovated contemporary shower room, alongside a spacious open-plan living and dining area. This bright and sociable space benefits from a front-facing window, a feature fireplace, and double doors opening directly onto the garden, allowing for plenty of natural light throughout. The recently renovated kitchen is fitted with a range of modern units and integrated appliances, with the added convenience of a separate utility room providing further storage and appliance space with side access to the garden.

To the first floor, the spacious landing leads to four double bedrooms, which three have built in wardrobes. A recently renovated modern family bathroom serve the four bedrooms and features, bath, wash hand basin unit, W/C, chrome heated towel rail and tiled flooring.





Mayo Road

Shipston-On-Stour

Externally, the home continues to impress. To the front, a generous driveway provides off-road parking for at least three vehicles. Gated side access leads to a well-maintained west facing rear garden, which features a combination of lawn, patio seating areas, and established planting. There is also a useful storage space to the side of the property with potential to extend, subject to the necessary permissions.

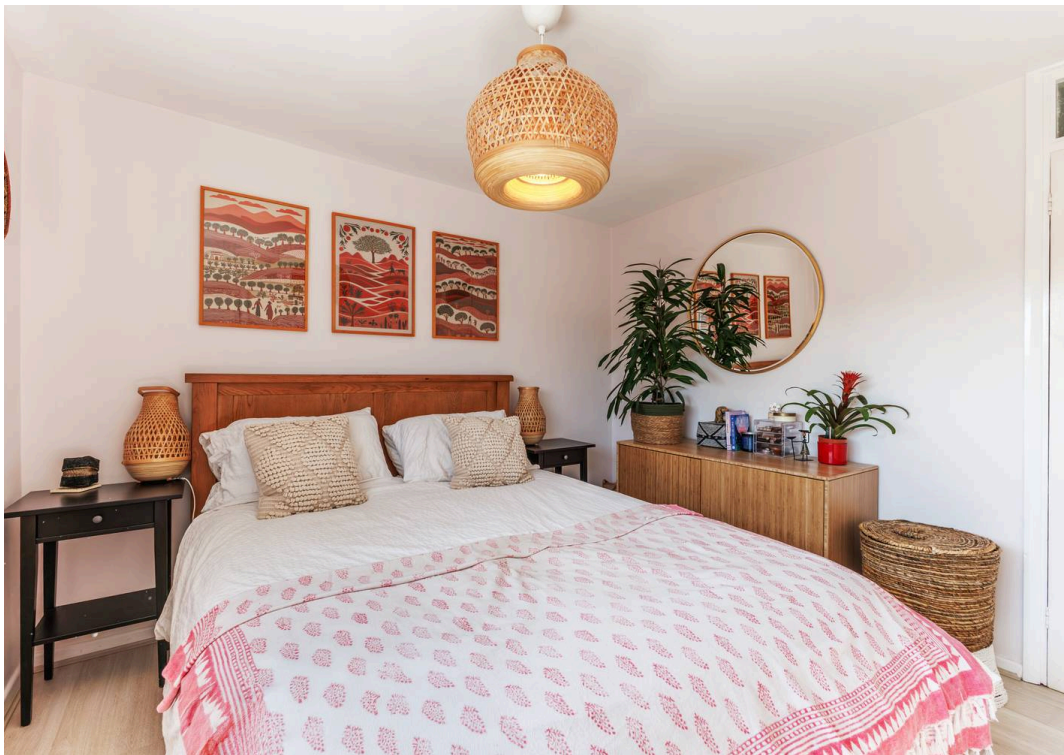
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

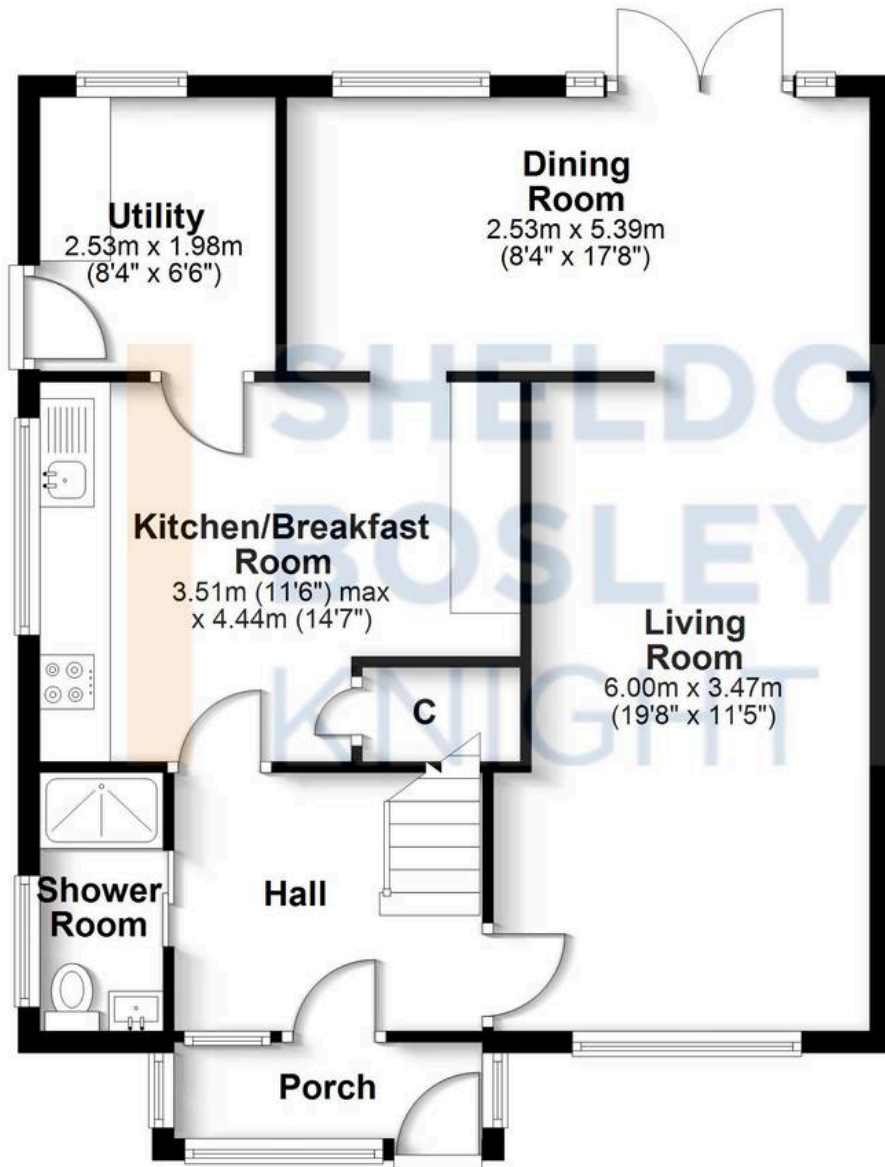
EPC Environmental Impact Rating: D

- Generous Semi Detached Home
- Off-Street Parking
- Open Plan Sitting & Dining Room
- Located in the Sought-After Market Town of Shipston
- Fantastic Local Amenities
- Landscaped Rear Garden with Shed
- Modern Family Bathroom & Downstairs Shower Room
- Side Garden with Potential to Extend (STPP)
- Separate Utility Room
- Four Double Bedrooms



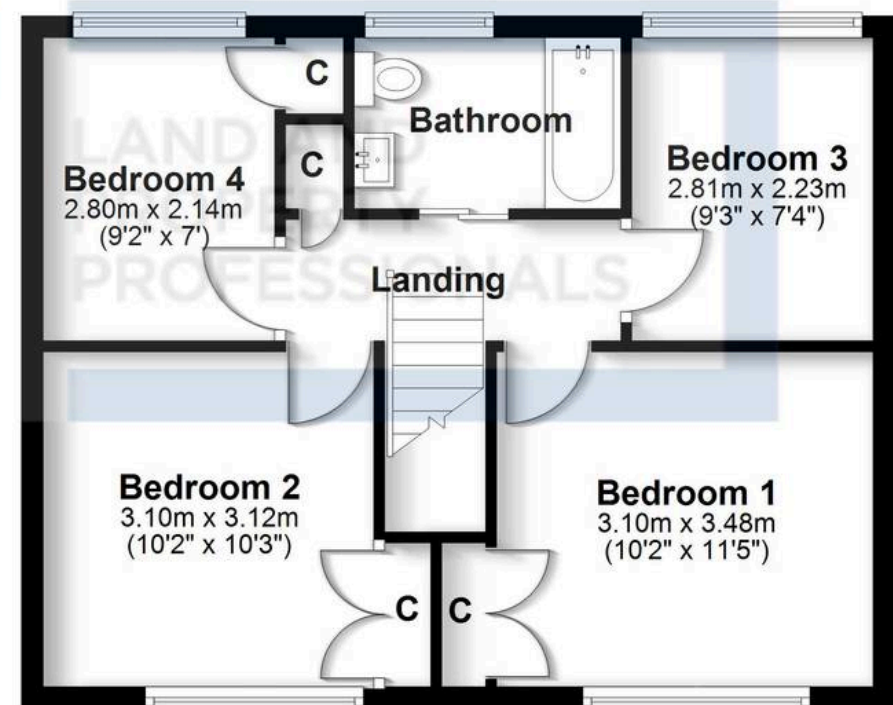
Ground Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 114.3 sq. metres (1230.7 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.



Sheldon Bosley Knight Shipston & Kinton

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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.