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2 Bed Semi-Detached In Norgren Crescent, Shipston On Stour, CV36 4BF £117,000











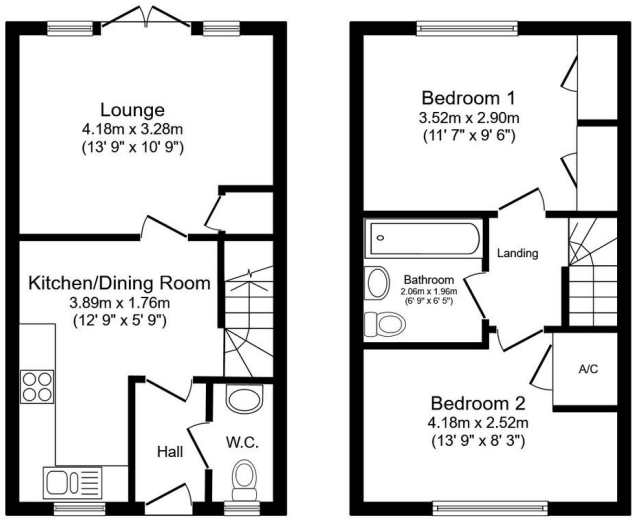
SHORT DESCRIPTION

Property Ref: 17417 Well-Presented Two-Bedroom Semi-Detached Home in a Convenient Shipston-on-Stour Location. We are delighted to present this well-maintained two-bedroom semi-detached home, ideally positioned on the edge of the popular market town of Shipston-on-Stour. Offering a comfortable layout, private outdoor space and off-road parking for two vehicles, this property is an excellent choice for first-time buyers, couples or those looking for a well-connected home close to everyday amenities. The property is conveniently located within easy walking distance of the town centre, local schools and a range of shops and amenities, while also benefiting from a pleasant residential setting. Upon entering, the welcoming hallway provides access to the ground-floor accommodation, including a convenient downstairs WC and a well-equipped kitchen. The kitchen is fitted with a gas cooker and hob, providing a practical space for everyday cooking and meal preparation. The bright and comfortable lounge features useful understairs storage and benefits from double doors opening directly onto the patio and enclosed rear garden. This private outdoor space provides an ideal setting for relaxing, entertaining or enjoying warmer days. Upstairs, the property offers two generously sized double bedrooms. The principal bedroom benefits from a built-in double wardrobe, while the second bedroom includes a useful storage cupboard. Completing the first floor is a modern family bathroom fitted with a bath and overhead shower. Outside, the property benefits from a private enclosed garden, patio area and a driveway providing parking for two vehicles. Key Features Two-bedroom semi-detached house Two spacious double bedrooms Built-in wardrobe to principal bedroom Useful storage throughout Downstairs WC Fitted kitchen with gas cooker and hob Comfortable lounge with understairs storage Double doors opening onto patio and garden Private enclosed rear garden Driveway parking for two vehicles Excellent edge-of-town position Walking distance to Shipston-on-Stour town centre Close to local schools and everyday amenities Property Type: Semi-detached Full selling price: £260000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 45% Share price: £117000.00 Monthly rent based on 45% share: £405.20 Remaining lease (in years): 117 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £635.16 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2	1	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

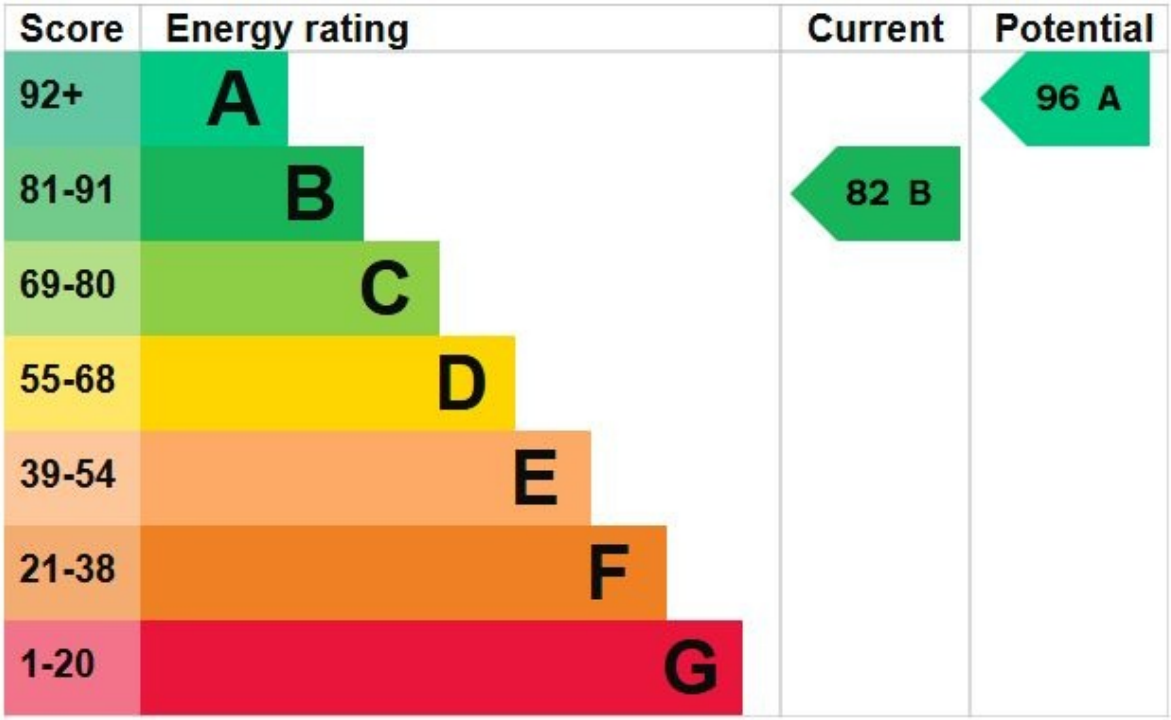


Total floor area 64.2 sq.m. (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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