

Little House 29 Sheep Street, Shipston-on-Stour, Warwickshire, CV36 4AE

- No onward chain
- Town house with character and charm
- Grade II listed with a courtyard garden
- Arranged over three floors with spacious accommodation
- Open plan living space across the ground floor
- Turn key opportunity, ready to occupy immediately
- Viewing highly recommended

3 2 3

£545,000

No chain. A charming three bedroom grade II listed town house located only a short stroll from the range of independent shops, restaurants and cafes found in Shipston-on-Stour. Further benefits include an open plan kitchen/sitting room, sun room, dining room, principle bedroom with en-suite and interlinking bedrooms on the top floor. Outside to rear is a secluded walled courtyard garden.

ACCOMMODATION

GROUND FLOOR
Opens into an open-plan kitchen and dining room. Inglenook fireplace housing a wood-burning stove, with windows to the front. Kitchen area with a range of bespoke wooden units and worktops over incorporating a double ceramic sink with drainer. A brand new Rangemaster oven with six gas rings. Further Integrated oven with a Siemens electric hob over. Space for a fridge, opening into the sun room with skylight windows, door and further windows to garden. Fitted shelving. Wall-mounted. Gas boiler. Opens into dining room with windows to garden, fireplace housing feature gas fire.

FIRST FLOOR
Landing, the principal bedroom features two sets of fitted double wardrobes, two windows to the front, and fitted shelving. It opens into an ensuite shower room with a shower cubicle, wash hand basin unit with low-level cupboards, and a tiled worktop. There is also a WC, a chrome-heated towel rail, and a window to the rear. Bathroom with sunken bath, separate shower cubicle, window to rear, pedestal washbasin, WC, bidet, chrome heated towel rail, part-tiled walls, and two sets of fitted cupboards: one housing the pressurised water tank, the other housing the washer and dryer.

SECOND FLOOR
Interlinking bedrooms with a dressing area housing range of fitted wardrobes, high-level cupboards and space for desk. Opens into a double bedroom with dual aspect, fitted double wardrobes, wash hand basin unit with tiled worktop.

OUTSIDE
To rear there is a low maintenance brick paved tiered courtyard garden with seating areas, planted beds and mature shrubs. Outside tap and light.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. Gas central heating. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

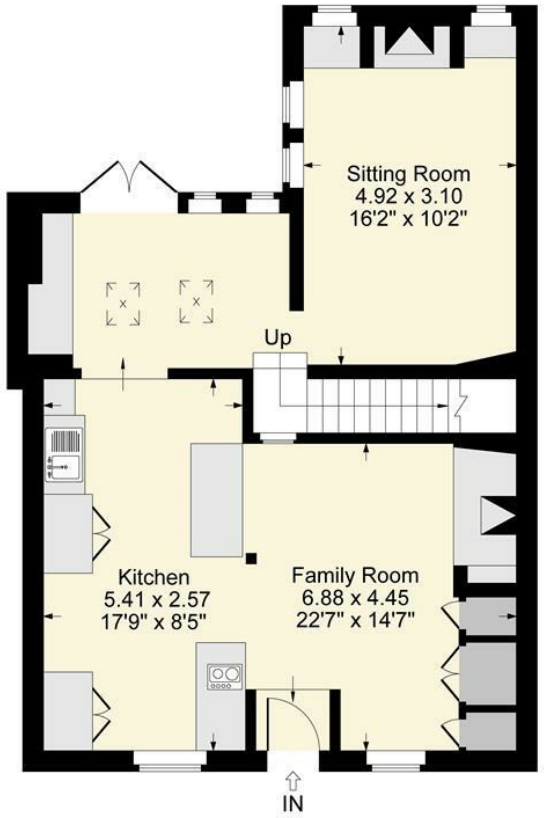
VIEWING: By Prior Appointment with the selling agent.







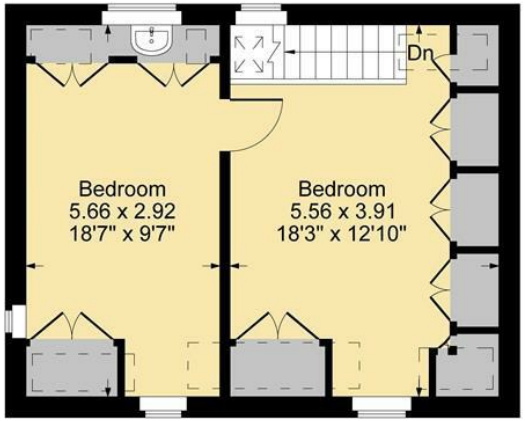
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Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
Ground Floor = 62.78 sq m / 676 sq ft
First Floor = 52.03 sq m / 560 sq ft
Second Floor = 37.24 sq m / 401 sq ft
Total Area = 152.05 sq m / 1637 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Denotes restricted head height







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Peter Clarke

Winkworth