



Labrador Cottage Station Road, Shipston-on-Stour, CV36 4BW

- ATTENTION ALL INVESTORS, RENOVATORS, LANDLORDS AND FIRST TIME BUYERS
- Long rear garden extending to circa 200 ft
- End terraced brick and slate cottage
- In need of complete renovation and improvement
- Two bedrooms and bathroom
- Kitchen and two reception rooms
- Tucked away position



Offers Over £175,000

ATTENTION ALL INVESTORS, RENOVATORS, LANDLORDS AND FIRST TIME BUYERS. Set in a long rear garden of circa 200 ft, a brick and slate end of terrace cottage requiring complete renovation and modernisation. Two bedrooms, two reception rooms and kitchen, set in a tucked away position, accessed via a pathway on Station Road.

ACCOMMODATION

A double glazed front door opens to Porch. Cloakroom. Large under stairs cupboard with a modern electrical installation with a Powerflow Sundial PV photovol-tech converter (solar panels on roof). Kitchen with base units, sink, double glazed windows, space for breakfast table. Sitting/dining room with double glazed window and doors to rear overlooking garden. Stairs rise to the first floor landing with window to front, hatch to roof space, airing cupboard with Ideal gas fired central heating boiler (appears to be installed in 2016). Double Bedroom One overlooking gardens at the rear. Second double bedroom. Bathroom with bath, shower over, wc and wash hand basin.

Outside, the property is approached by a pathway off Station Road and there is pedestrian access to the rear garden. Whilst most of the garden is accessible by a path to the right hand side, much is occupied by overgrown mature trees, brambles and requires selective clearance as it provides established privacy.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

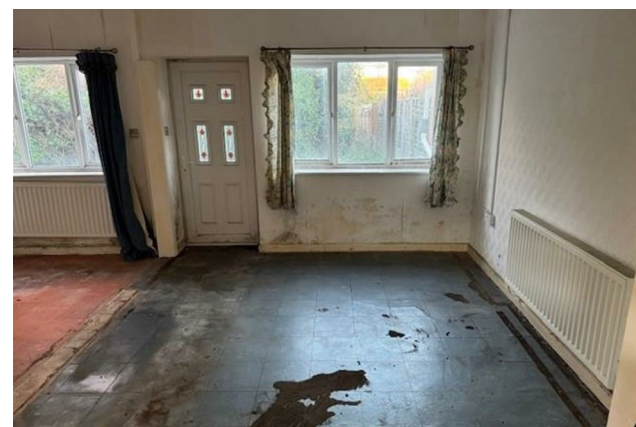
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage appear to be connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

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 C.

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

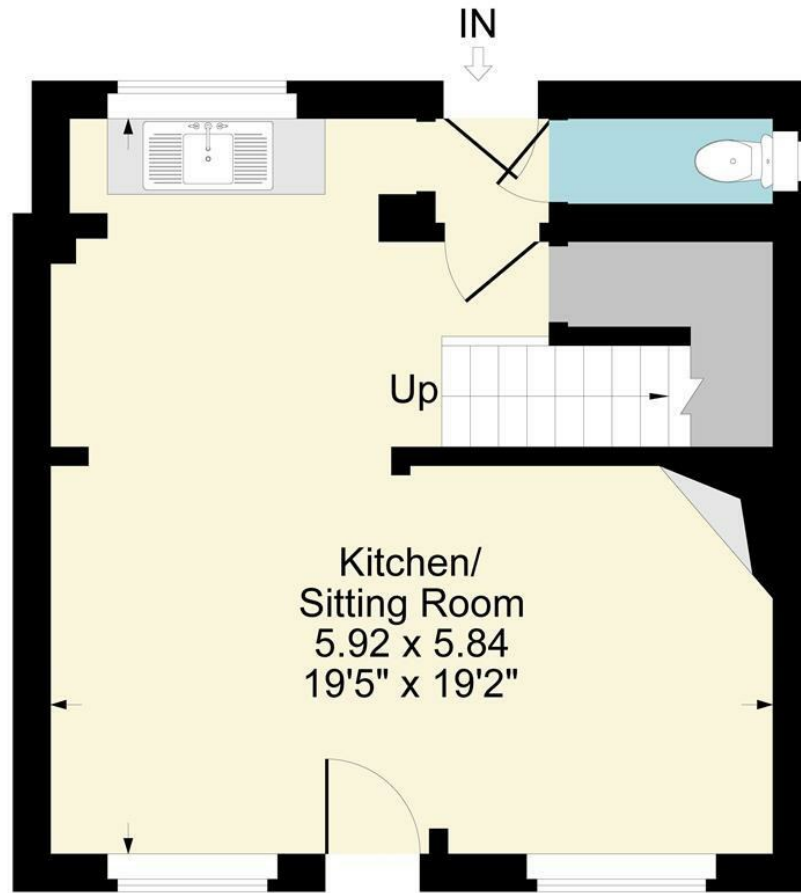
VIEWING: By Prior Appointment with the selling agent.



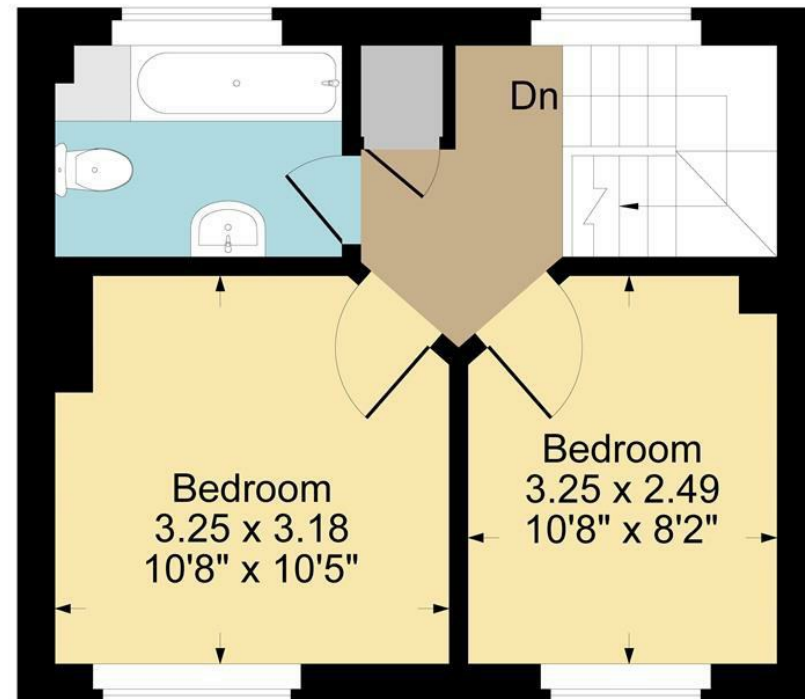
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Approximate Gross Internal Area
Ground Floor = 34.29 sq m / 369 sq ft
First Floor = 28.95 sq m / 312 sq ft
Total Area = 63.24 sq m / 681 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

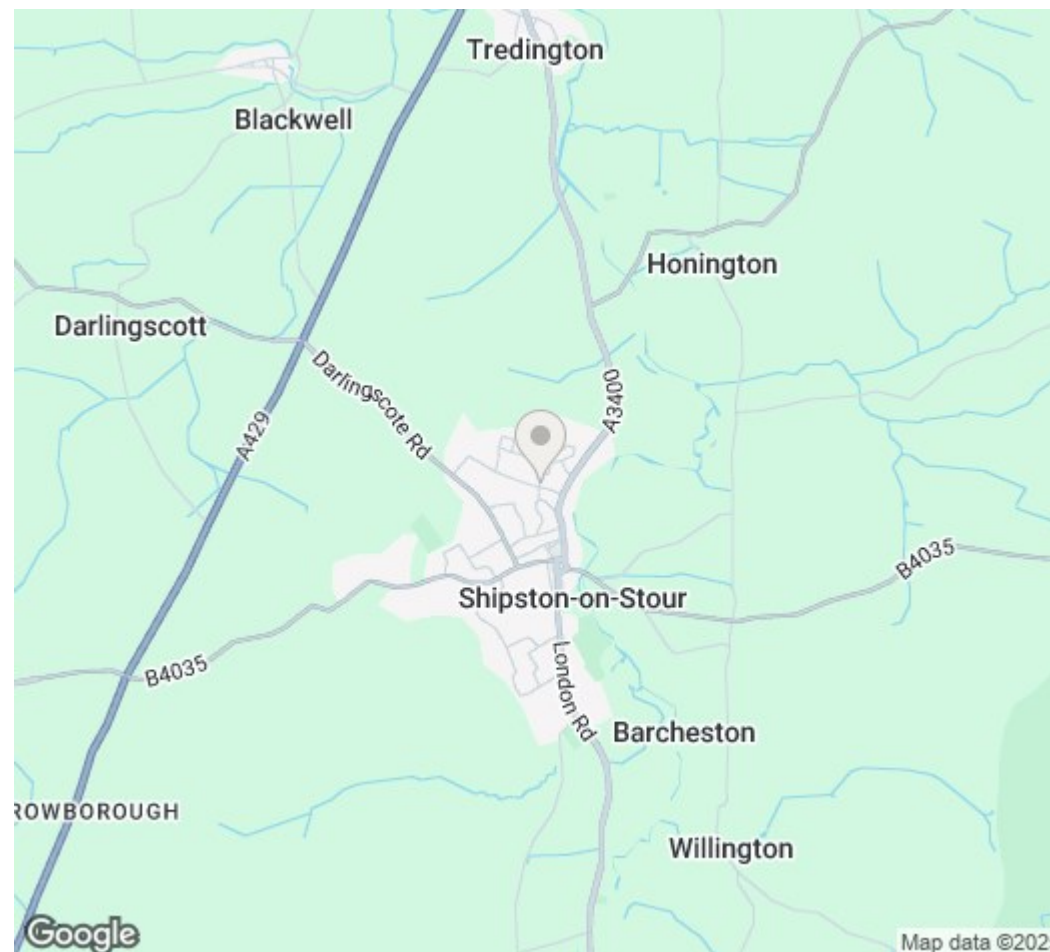
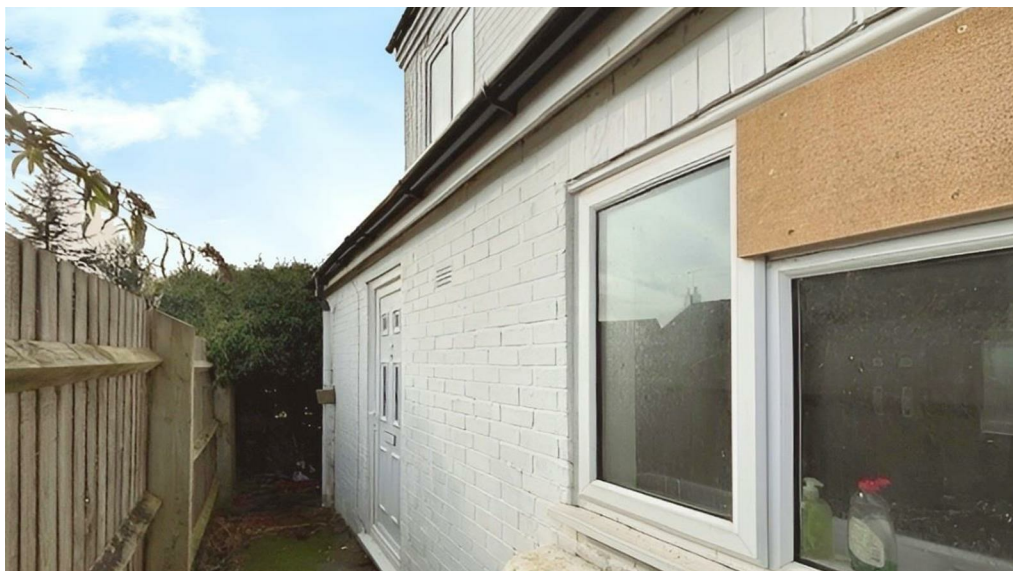


Ground Floor



First Floor





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