



# FOR STARTERS



OFFERS OVER  
£350,000

## MAIN COURSE

Situated at the end of a cul-de-sac on Parsons Close in Shipston-on-Stour, this three-bedroom detached home sits on a generous plot and offers fantastic potential for those looking to create a home of their own. To the front, the property benefits from a driveway and a lawned fore garden, with further potential to increase parking if desired, as well as convenient side access to the rear.

Step inside into a welcoming hallway, with stairs positioned directly ahead and space for coats and shoes. To the right is a spacious living room, enjoying a pleasant outlook over the front garden. This room has a warm, cosy feel, enhanced by charming feature beams to the ceiling.

To the rear of the property is a full-width kitchen dining space, offering excellent scope for reconfiguration and modernisation. The kitchen is currently sectioned off but could easily be opened up to create a stunning open plan layout. There is a large sliding door leading out to the garden, a side door providing access to the side passage, and a generous under-stairs storage cupboard.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles with fitted wardrobes and a good-sized single bedroom, ideal as a nursery, study or guest room. All bedrooms are serviced by the main family bathroom.

The rear garden is a standout feature, of an excellent size and offering huge potential for landscaping or extension (subject to the necessary



planning permissions). It is a fantastic blank canvas for anyone looking to create a beautiful outdoor space.

This is a wonderful opportunity to acquire a home in a desirable location with plenty of scope to add value and truly make it your own. Early viewing is highly recommended.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - TBC



North East Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Shipston Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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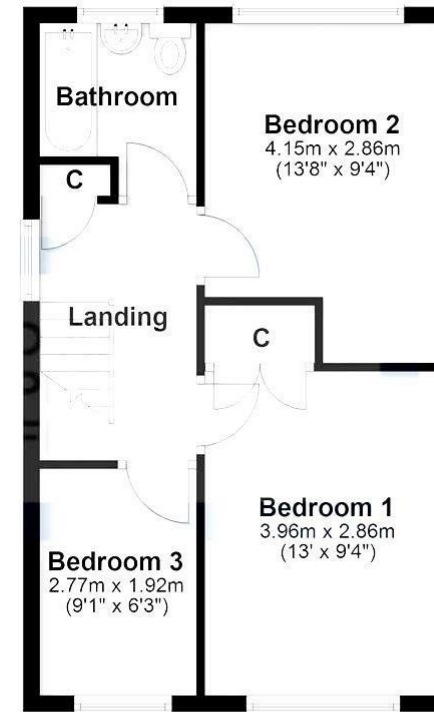
### Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



### First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 93.0 sq. metres (1001.5 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.

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