



25 Nason Way, Shipston-On-Stour
Shipston-On-Stour

In Excess of £425,000



A beautifully presented 3 bedroom detached house for sale in Shipston-on-Stour which still benefits from its NHBC 10 year warranty.

Originally planned as a four bedroom house, it was then approved as a three bed, therefore benefitting from the additional space.

The property comprises: entrance hall with understairs storage, WC, kitchen with integrated appliances including oven, hobs, fridge/freezer and dishwasher, the dining area is open to the kitchen, utility room with integrated washing machine and side access to the driveway, sitting room with patio doors to the garden. On the first floor you will find the principle bedroom - which is larger than others on the development as it was originally planned to be two bedrooms - an en-suite shower room, two further bedrooms and a family bathroom.

Externally, there is a landscaped rear garden with two patio areas with a walled surrounding offering a private setting. Accessible from the garden is the office/garden room that was originally part of the garage but which has since been converted. To the side of the house is a driveway which can accommodate 2-3 cars and storage space in the remainder of the garage.

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

- EPC - B
- Council tax - E
- Tenure - Freehold





25 Nason Way, Shipston On Stour, CV36 4RL
Main House Approx. Gross Internal Area:- 105.6 sq.m. 1137 sq.ft.
Garage Approx. Gross Area:- 8.26 sq.m. 89 sq.ft.
Office Approx. Gross Area:- 8.74 sq.m. 94 sq.ft.
Total Approx. Gross Area:- 122.6 sq.m. 1320 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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