



The Leys, Shipston-On-Stour, CV36 5EG

Offers over £125,000

  
**KING**  
HOMES



**\*\* FREEHOLD \*\* REFURBISHMENT OPPORTUNITY \*\* TWO BEDROOM FIRST FLOOR MAISONETTE \*\* VILLAGE LOCATION \*\* GENEROUS GARDENS \*\* BASEMENT STORE \*\* NO ONWARD CHAIN \*\***

Situated in the sought-after village of Whatcote, this spacious two-bedroom first floor maisonette offers an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. Benefitting from generous accommodation, private gardens, a useful basement store and no onward chain, the property represents an ideal purchase for first-time buyers, investors or those seeking a rewarding refurbishment project.





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An exciting opportunity to purchase a spacious two-bedroom first floor maisonette, occupying a generous position within the popular village of Whatcote. Offering well-proportioned accommodation throughout and requiring a programme of modernisation, this property provides excellent scope for improvement whilst offering excellent value in a desirable Warwickshire location.

The accommodation comprises a spacious lounge/dining room providing ample room for both seating and dining furniture, a separate fitted kitchen, two well-proportioned double bedrooms, and a family bathroom. The practical layout offers buyers the opportunity to update and reconfigure the interiors to suit their own style and requirements.

The property further benefits from a useful private basement store, ideal for additional storage, bicycles or outdoor equipment. Externally, generous gardens surround the property, offering excellent outside space with plenty of potential for landscaping and enhancement.

Offered to the market with no onward chain, the property provides a straightforward purchase and an excellent opportunity to add value through refurbishment.

Location: Whatcote is a charming Warwickshire village surrounded by beautiful countryside, yet conveniently positioned for Shipston-on-Stour, Stratford-upon-Avon and the Cotswolds. The village enjoys a peaceful rural setting whilst remaining within easy reach of everyday amenities,

schooling and excellent road links, making it an attractive location for a wide range of buyers.

Early viewing is highly recommended to appreciate the space, potential and excellent village setting this property has to offer.

**Hallway**

**First Floor Landing**

**Loung/Diner** 17'9" x 14'4" (5.43m x 4.37m)

**Hallway**

**Kitchen** 8'10" x 9'2" (2.70m x 2.81m)

**Bedroom 1** 12'0" x 10'2" (3.66m x 3.11m )

**Bedroom 2** 9'3" x 12'7" (2.84m x 3.86m)

**Bathroom** 5'5" x 7'1" (1.67m x 2.16m)

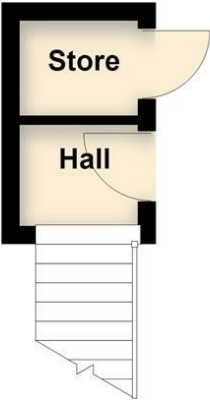




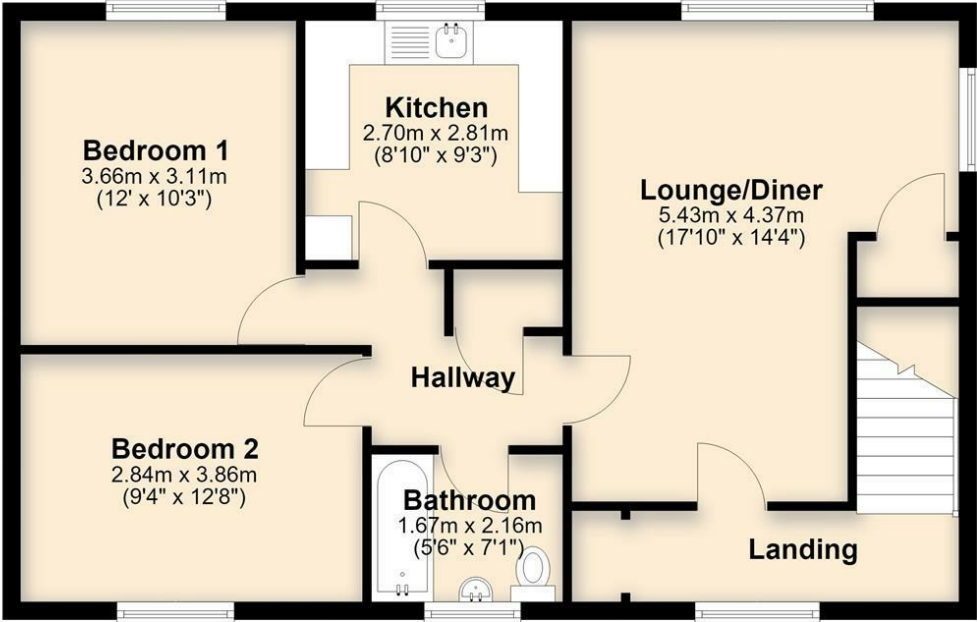




**Basement**  
Approx. 3.1 sq. metres (33.4 sq. feet)



**First Floor**  
Approx. 69.4 sq. metres (746.7 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 70        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |