

Peter Clarke



11 Clifford Place, Shipston-on-Stour, CV36 4GR



- NO CHAIN
- One bedroom house
- Allocated parking
- Ideal first time buy or investment property
- Excellent condition throughout
- Viewing highly recommended



Offers Over £199,950

A very well presented one bedroom freehold house located on a no-through road. Further benefits include an allocated parking space, excellent storage and NO ONWARD CHAIN.

#### ACCOMMODATION

Entrance hall with wood effect flooring. Cloakroom with pedestal wash hand basin, wc, and wood effect flooring. Sitting room with dual aspect and wood effect flooring. Kitchen/breakfast room with window to front, range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with retractable extractor fan hood over, integrated double oven, fridge freezer, slimline dishwasher and washing machine. Understairs cupboard, wood effect flooring.

Landing with loft hatch, storage cupboard with internal rail. Double bedroom with a dual aspect. Bathroom with opaque window, bath with shower over, pedestal wash hand basin, wc, wood effect flooring.

Outside to the front is a mix of paved pathways, planted shrubs, boiler cupboard housing combination boiler. In the parking area there is one numbered allocated space, with further visitor spaces nearby.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is an estate charge of £TBC. 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 are 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.

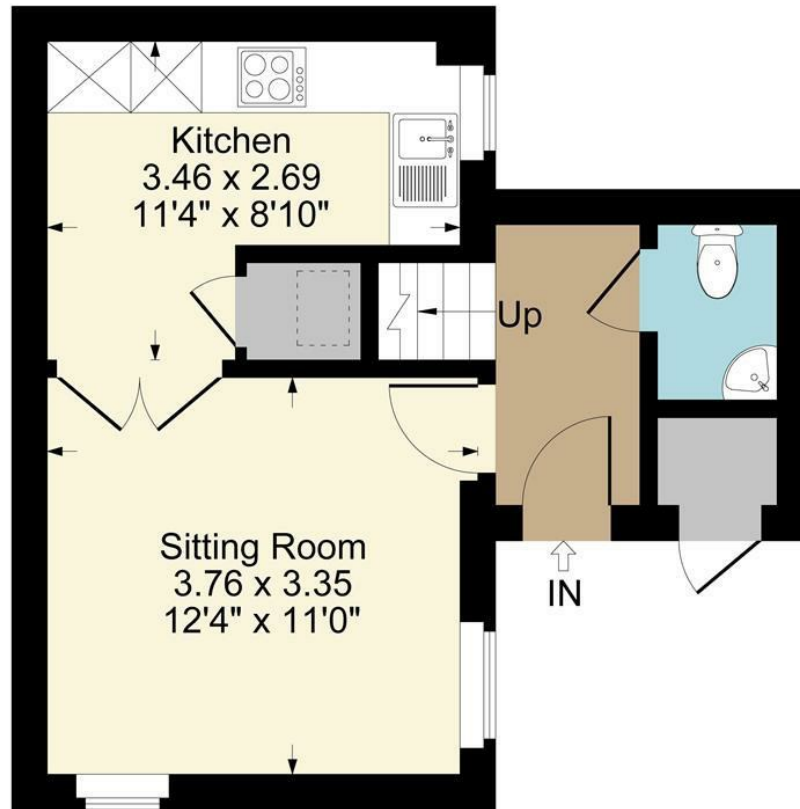
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

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

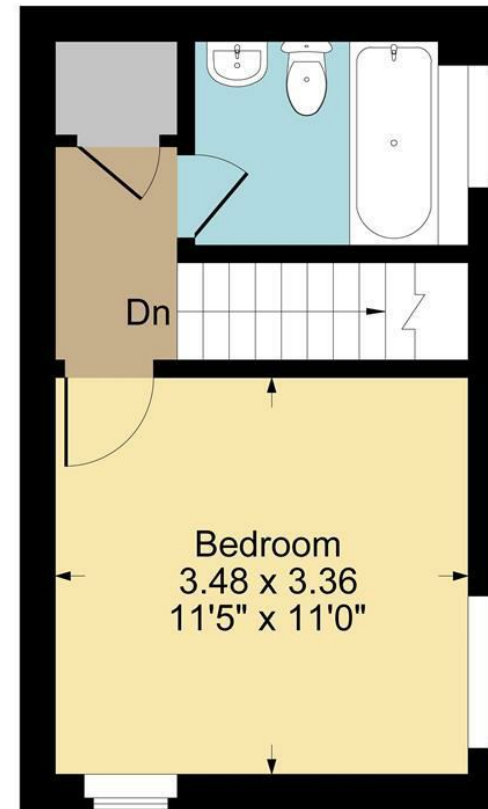
**VIEWING:** By Prior Appointment with the selling agent.



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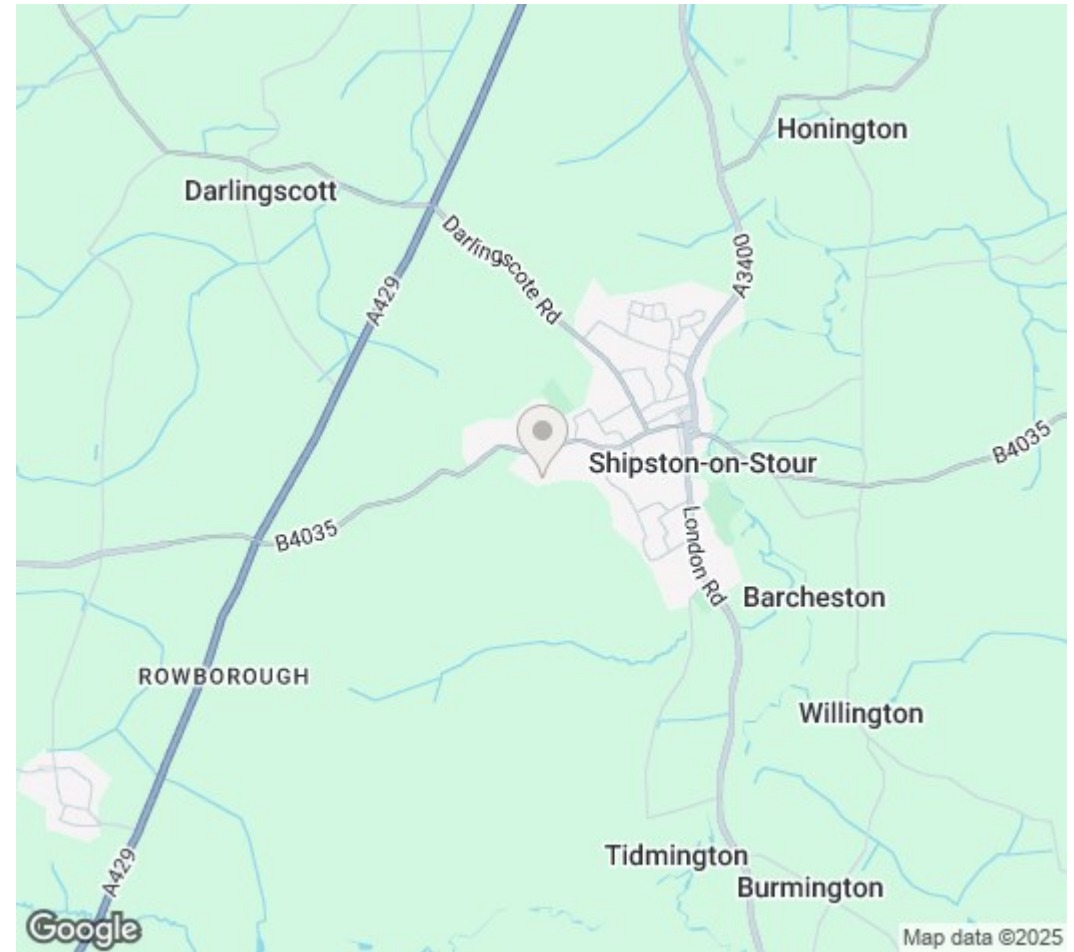
Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 27.95 sq m / 301 sq ft  
First Floor = 21.60 sq m / 233 sq ft  
Total Area = 49.55 sq m / 534 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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