



## Clifford Place, Shipston-On-Stour

Guide Price **£195,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## Clifford Place

### Shipston-On-Stour

A beautifully presented one-bedroom, freehold end-terraced house, ideally positioned on a quiet no-through road. This attractive property has been improved and well maintained by the current owners and benefits from an allocated parking space, excellent built-in storage and is conveniently located in Shipston-On-Stour. Ideal for first-time buyers.

The accommodation comprises a welcoming entrance hall with stylish wood-effect flooring, leading to a downstairs W/C and cupboard which provides useful space for coats and shoes, with the current owner installing shelving. The bright and spacious dual-aspect sitting room offers a comfortable living space, whilst the well-appointed kitchen/breakfast room features a range of modern wall and base units, integrated appliances, and ample workspace.

Upstairs, the landing provides access to a storage cupboard and loft space. The generous dual-aspect double bedroom is filled with natural light and benefits from having built-in wardrobes, which were installed by the current owner. The first floor is complemented by a modern bathroom fitted with bath and an overhead shower.





Externally, the front of the property has a gravelled area with planted shrubs, along with a useful outside storeroom which houses the boiler. The property also benefits from one allocated parking space, with additional visitor parking available nearby. Behind the house, you can access an open area that forms part of the estate. There are also some lovely walks from the doorstep.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: Bbe modified upon generating your brochure.



#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

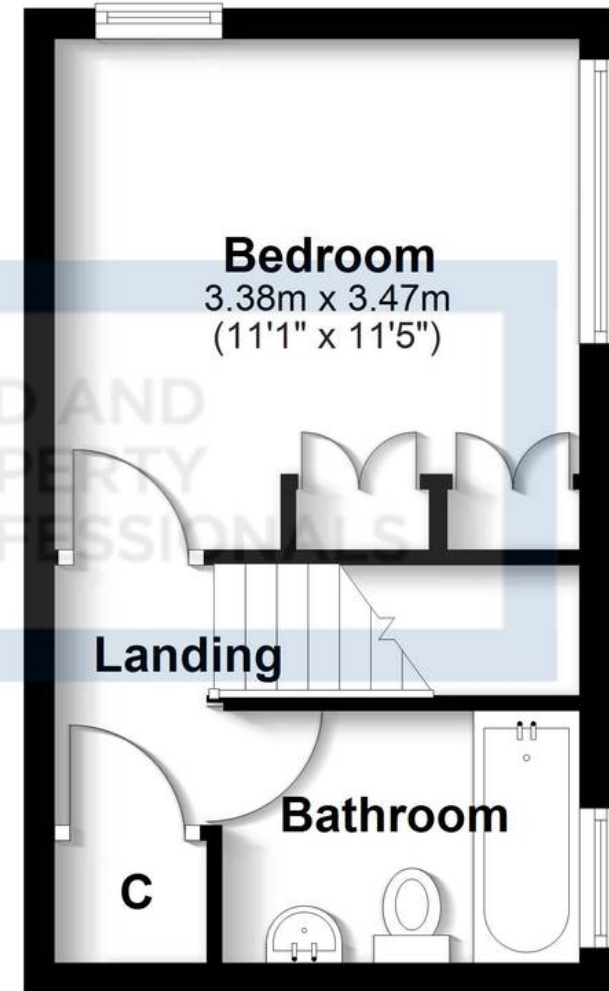
## Ground Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



## First Floor

Approx. 21.3 sq. metres (229.1 sq. feet)



**Total area: approx. 49.0 sq. metres (527.1 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.



## Sheldon Bosley Knight Shipston & Kington

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### Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.