



## 37 Clopton Court Clopton Road, Stratford-Upon-Avon

Guide Price **£110,000**



## 37 Clopton Court Clopton Road

Stratford-Upon-Avon, Stratford-Upon-Avon

Ground floor studio in Stratford upon Avon. Quiet cul de sac, near theatre and canal. Secure, compact, with parking and gardens. Ideal for first buyers or a weekend retreat. No rentals allowed. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

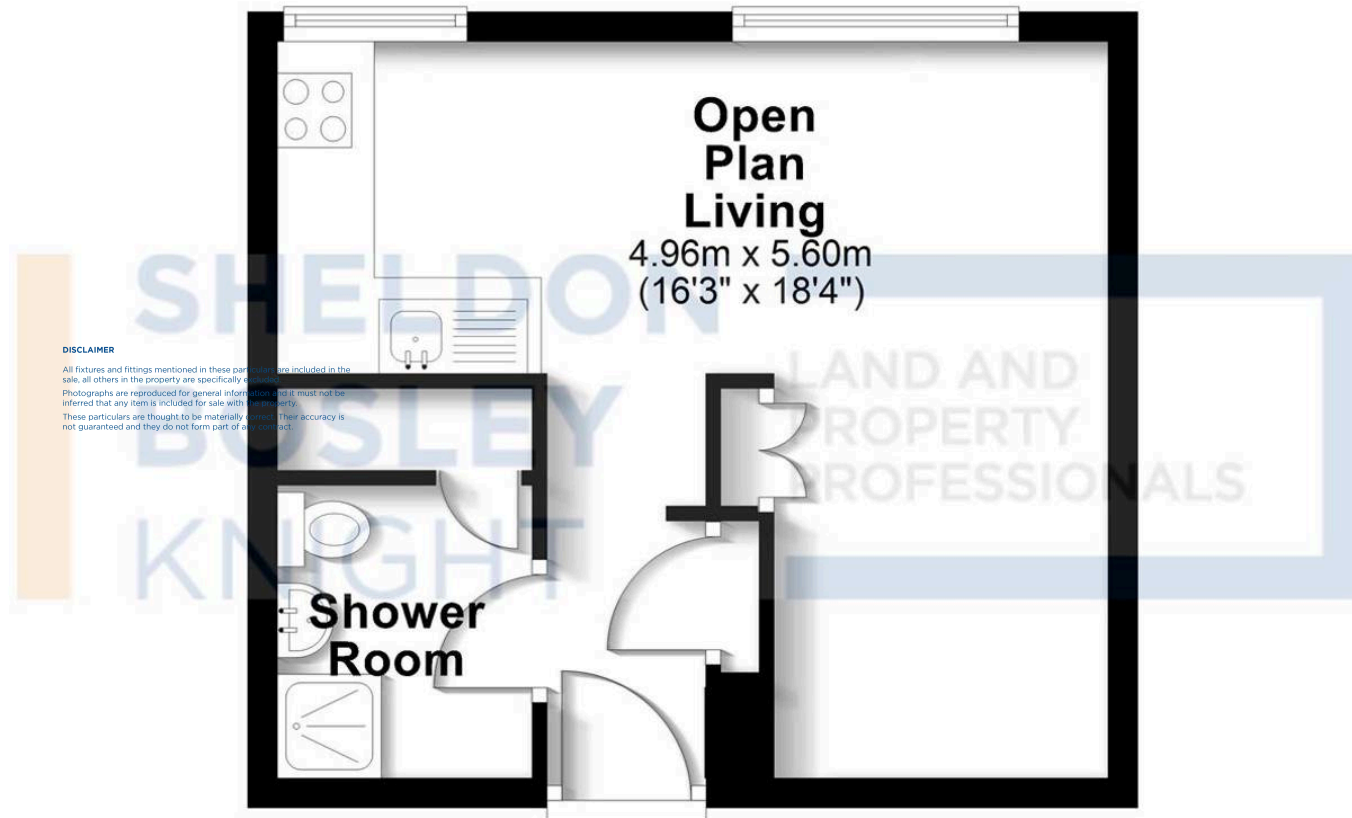
- Ground Floor Apartment
- Within 1 Mile Of Town Centre
- Cul de Sac Location
- Allocated Parking
- Ideal For First Time Buyers
- Not Available For Rental Investment
- Redecorated Throughout
- No Onward Chain





# Ground Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



**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.

Total area: approx. 27.0 sq. metres (290.9 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 Stratford-Upon-Avon**

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