



**Connells**

The Village  
Clifton Upon Teme Worcester



## Property Description

A period cottage situated in the popular village of Clifton-upon-Teme. Accommodation comprises of dining kitchen, separate lounge and reception room. To the first floor there is a landing, master bedroom with en-suite bathroom, second bedroom and a bathroom. To the rear of the property is a small courtyard garden.

## Ground Floor

### W.C

W.C and carpet flooring.

### Living Area

Front facing double glazed window, ceiling light and carpet flooring.

### Dining Area

Two front facing double glazed windows, ceiling light and carpet flooring.

### Reception Room Three

Rear and side facing double glazed window, radiator, log burner and carpet flooring.

### Kitchen

Rear facing double glazed window, ceiling light, wall and base units, sink and drainer unit and laminate flooring.

Door to the side.

## First Floor

### Landing

Carpet flooring.

### Bedroom One

Side facing double glazed window, radiator, two fitted wardrobes and carpet flooring.

### En-Suite

Rear facing double glazed window, radiator, bath with shower, W.C, wash hand basin, two storage cupboards, loft access and carpet flooring.

### Bedroom Two

Front facing double glazed window, radiator, storage cupboard and carpet flooring.

### Bedroom Three

Front facing double glazed window, radiator, fitted wardrobes and carpet flooring.

### Bathroom

Rear facing single glazed window, radiator, storage cupboard, wash hand basin, W.C and a bath with shower.

## Outside

### Outside Front

To the front of the property is on street parking.

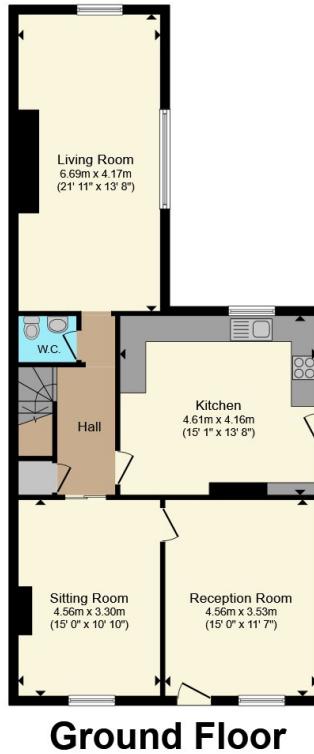
### Outside Rear

To the rear of the property is a tiered garden. partly slabbed with a pond and a outbuilding. There is also side access.

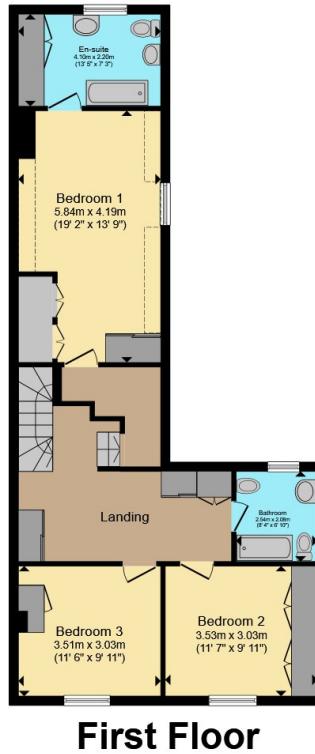
### Services

All main service is connected to the property.





**Ground Floor**



**First Floor**

Total floor area 155.3 m<sup>2</sup> (1,672 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01905 611 411  
E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: E    Council Tax  
Band: Deleted

view this property online [connells.co.uk/Property/WOR315709](http://connells.co.uk/Property/WOR315709)



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: WOR315709 - 0003