



## Clifford Place, Shipston-On-Stour

Guide Price **£210,000**

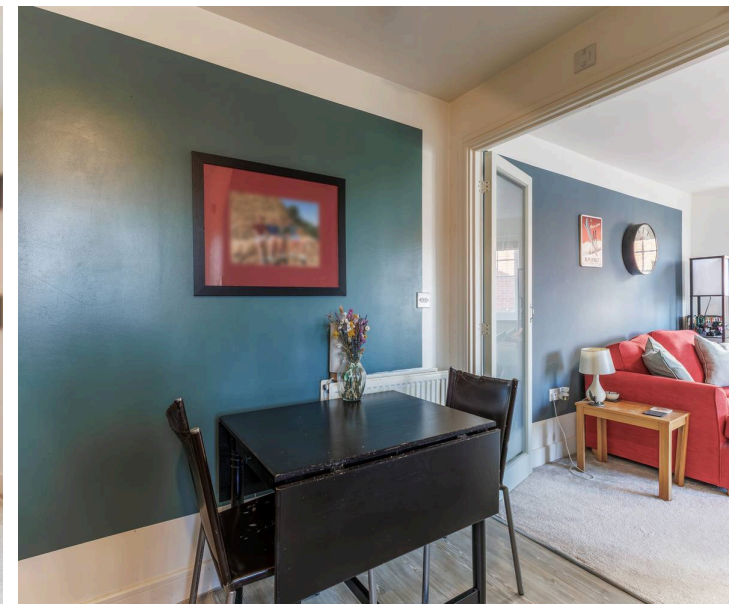


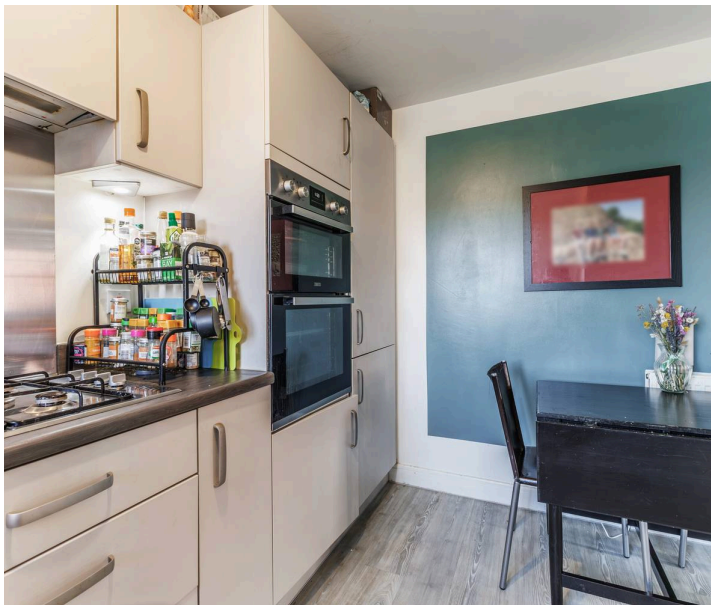
## Clifford Place

Shipston-On-Stour, Shipston-On-Stour

A beautifully presented one-bedroom, 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. 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 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs. The town also hosts several events throughout the year, such as the Shipston Wool Fair, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).

#### **DISCLAIMER**

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

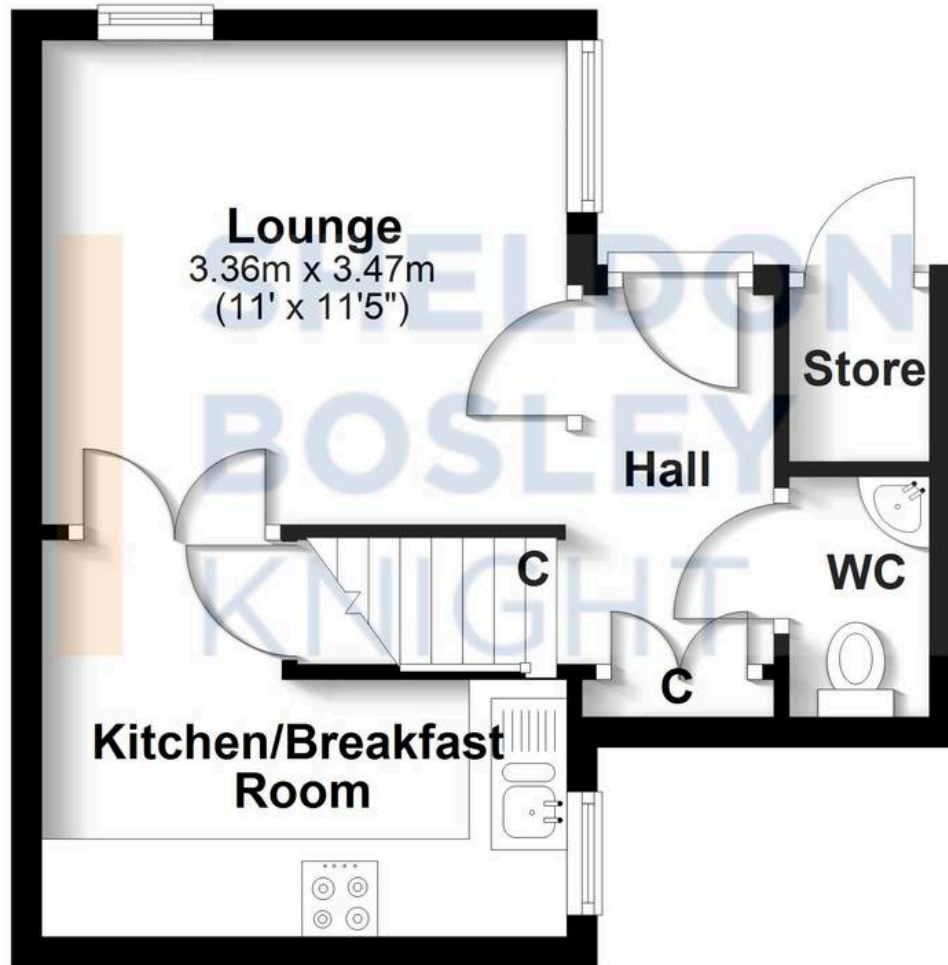
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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



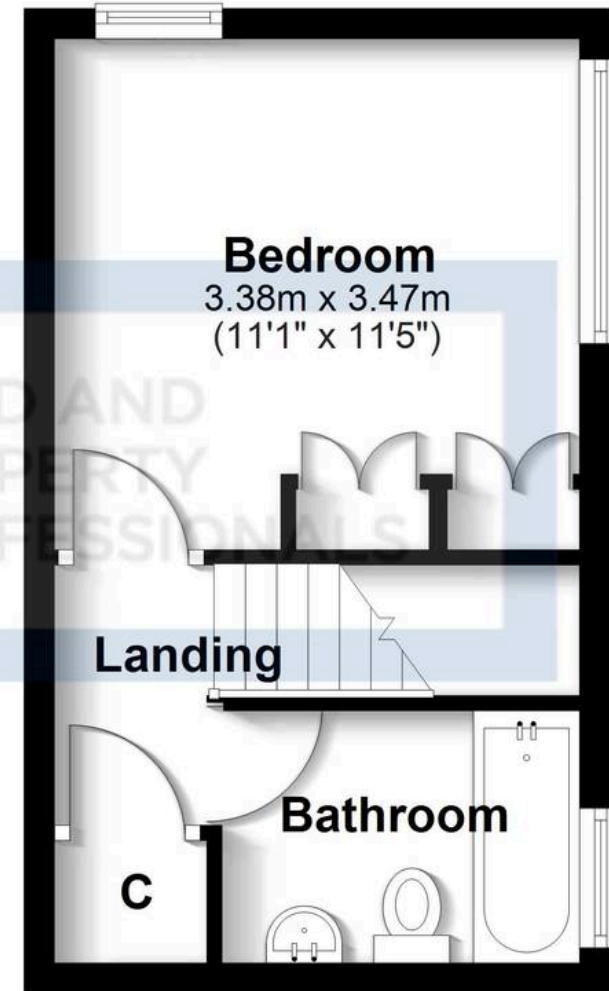
## Ground Floor

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.



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