

2 Bed Terraced In Clifford Place Shipston-On-Stour, Warwickshire, CV36 4GR

£72,500





SHORT DESCRIPTION

Property Ref: 15507 Beautifully Presented Two-Bedroom Terraced Home with Scenic Countryside Views – Shared Ownership Opportunity Clifford Place, Shipston-on-Stour, Warwickshire, CV36. Welcome to this delightful two-bedroom terraced house, perfectly positioned on the edge of the highly regarded market town of Shipston-on-Stour. With picturesque views over surrounding fields and the valley, this property offers an ideal blend of peaceful rural living and convenient access to town amenities. Available through a shared ownership scheme, this charming home presents an excellent opportunity for first-time buyers or those looking to step onto the property ladder in a sought-after Warwickshire location. Key Features Two spacious double bedrooms, including a generous master bedroom with lovely views across the valley. Two bathrooms, including a main family bathroom with a fitted bath and overhead shower, wash basin, and WC with tasteful tiled splashbacks. A bright and welcoming living room, fully carpeted with a large front-facing window and handy under-stairs storage. A well-proportioned kitchen and dining area with ample space for cooking and entertaining, and easy access to the rear garden. The property is naturally warm and retains heat exceptionally well, making it a comfortable and energy-efficient home throughout the year. Private rear garden with gated access leading to the parking area. Two allocated parking spaces in a shared car park located behind the property. Additional Details Carpeted staircase and landing, offering a soft and warm feel underfoot Loft access available from the second bedroom, adding useful extra storage options Shared front pathway with three neighboring homes, providing access to the front door Great potential throughout the property to decorate and personalise to your own taste Prime Location Situated in a peaceful residential area, this home is just a short distance from the bustling town center of Shipston-on-Stour, known for its friendly community, independent shops, cafes, and regular local events. Only four miles from Moreton-in-Marsh, with regular train services to Oxford, Reading, and London Good public transport links to Stratford-upon-Avon and easy access to the historic Fosse Way for road travel Excellent nearby schools, including local primary and secondary options, with Chipping Campden High School reachable in just fifteen minutes by car. Whether you're a couple, small family, or simply looking to downsize while staying connected to both countryside and town life, this inviting property offers comfort, space, and a wonderful setting to call home. Viewings are highly recommended to fully appreciate all that this home has to offer. Property Type: Terraced Full selling price: £290000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £72500.00 Monthly rent based on 25% share: £503.35 Remaining lease (In Years): 85 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £344.28 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

2

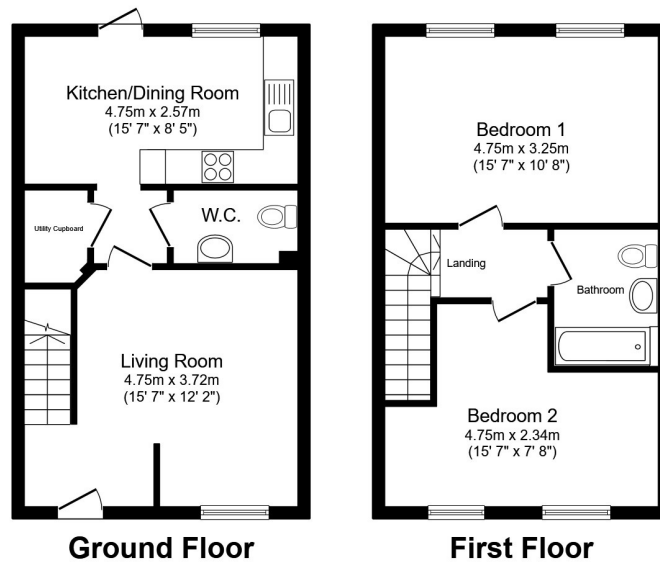
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 77.6 sq.m. (835 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.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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