



Allan Morris
estate agents

**The Village, Clifton-On-Teme,
Worcestershire.**

31 The Village, Clifton-On-Teme, Worcestershire. WR6 6EN

Features

- Charming period Cottage
- 2 Bedrooms
- Wealth of character
- Generous garden
- Popular village location
- NO ONWARD CHAIN

A charming two bedroom mid terrace Grade II Listed period Cottage, situated in the popular village of Clifton-On-Teme.

Accommodation briefly comprising: Sitting Room, Dining Room, Kitchen, Shower Room, Hall and downstairs Cloakroom. On the first floor: Two Bedrooms. The Cottage further benefits from a Cellar.

Outside: Most generous gardens to the rear.

LOCATION:

The property is located in the sought after village of Clifton-On-Teme, benefiting from two Public Houses, Village Stores and Primary School. It also falls within the popular Chantry Secondary School catchment and lies in the beautiful Teme Valley, surrounded by stunning countryside.

AGENT'S NOTE: We understand the property is subject to a Flying Freehold.





Directions:

From Worcester City centre travel along the B4204 into Martley village and turn right at the T junction. Continue along the B4204 in the direction of Clifton-On-Teme. Continue into the village where the Cottage will be located on the right hand side, as identified by our For Sale board.

WAM 7239

Useful Information:

Tenure: Freehold

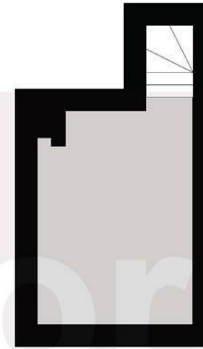
EPC Rating: F

Council Tax Band: D





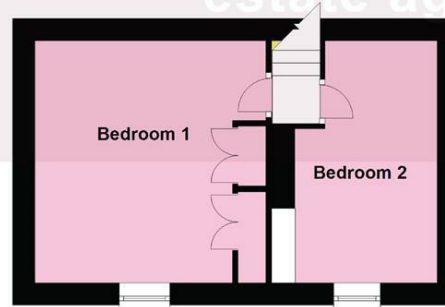
Cellar
Approx. 11.9 sq. metres (128.2 sq. feet)



Ground Floor
Approx. 57.1 sq. metres (615.0 sq. feet)



First Floor
Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

LIVING ROOM:
13'4" x 12'8"

DINING ROOM:
13'4" x 10'8"

KITCHEN:
16'10" x 8'3"

SHOWER ROOM:
8'7" x 6'8"

BEDROOM 1:
14'3" x 13'7"

BEDROOM 2:
14'3" x 9'9"

CELLAR:
12'6" x 9'2"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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