

12 Lady Julianas View, Chipping Campden, GL55 6EU

- Two bedroom semi detached home
- Kitchen/diner
- Dual aspect living room
- Cloakroom and family bathroom
- Front and rear gardens
- Driveway parking
- Open countryside views to the front
- Views over Chipping Campden to the rear

2 1 1

£465,000

Two bedroom semi detached home in an idyllic spot with countryside views. The sitting room and kitchen/diner both have French doors out to the garden. On the first floor there are two bedrooms and a family bathroom. Outside there is a spacious rear garden and allocated parking.

CHIPPING CAMPDEN

A historic market town, known for its beautiful high street and traditional Cotswold architecture, Chipping Campden is a fantastic place to call home. There is a good range of shops, a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. There is a mainline station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

The front door opens into the hallway with doors off to principal rooms and stairs to the first floor. The modern fitted kitchen/diner is dual aspect, with French doors opening onto the garden. The living room is also dual aspect with doors to the garden. there is also a cloakroom on the ground floor. On the first floor there are two bedrooms and a family bathroom. Outside there is a small front garden, and as the house sits on a corner plot, a large rear garden. There is driveway parking.

GENERAL INFORMATION

TENURE: The current owner owns a share of the property with rent payable on the remainder. However the property can be purchased freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

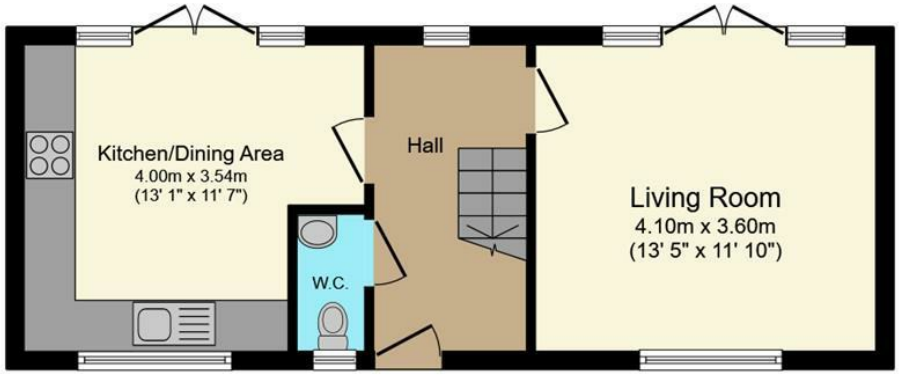
VIEWING: By Prior Appointment with the selling agent.





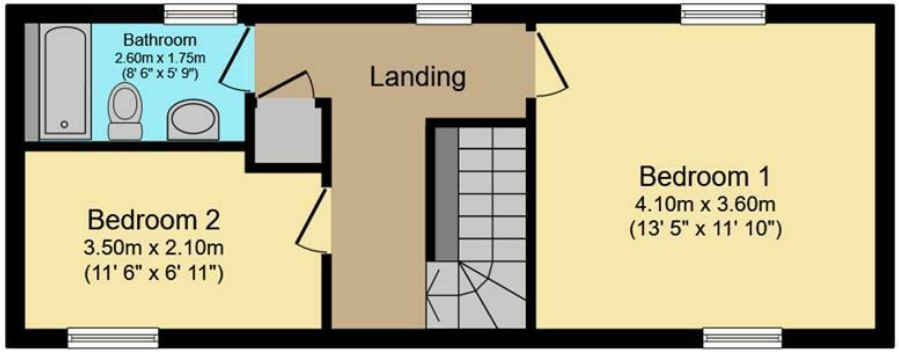


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Ground Floor

Floor area 36.0 sq.m. (387 sq.ft.)



First Floor

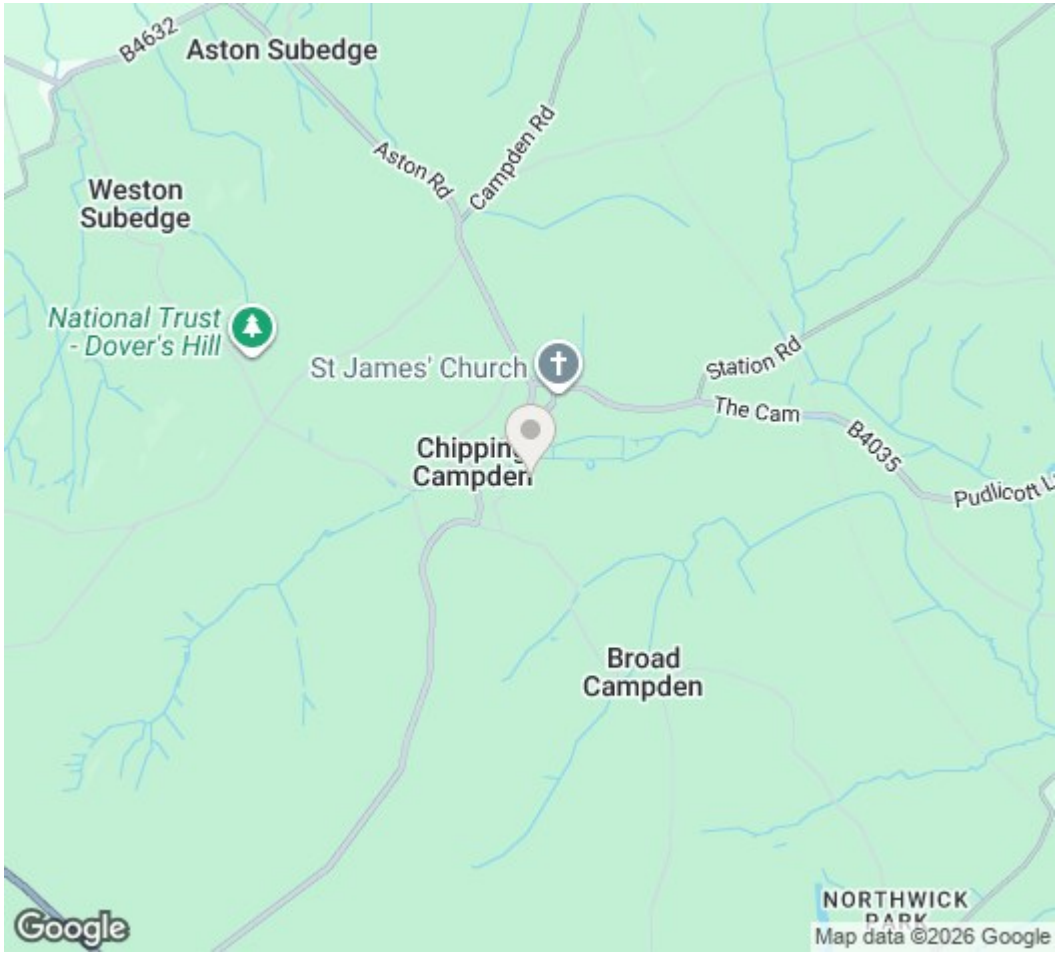
Floor area 36.0 sq.m. (387 sq.ft.)

Total floor area: 72.0 sq.m. (775 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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