



Peter Clarke

2 Inverlea Court, Mickleton, GL55 6TZ

- Three bedroom village home
- Sitting room with multi fuel stove
- Dining room
- Kitchen
- Ground floor bedroom with en-suite
- Two further first floor bedrooms
- Family bathroom
- Gardens
- Garage
- Driveway parking



Offers Over £480,000

Three bedroom cottage located in a small close of similar properties comprising of a sitting room, dining room, kitchen and a ground floor double bedroom with en-suite. On the first floor there are two further bedrooms and a family bathroom. Outside the garden wraps around the property on two sides and there is parking to the front.

MICKLETON

An attractive village which offers a good range of local amenities which include the General Stores, Butchers, Primary School, two Inns, Hotel and a historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles away which is renowned for its quaint High Street shops and pubs,. Moreton in Marsh (11 miles distance) with its main line railway station providing regular services to London. The historic town of Stratford upon Avon is just under nine miles drive away offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION

The front door opens into the hallway with under stairs storage and under floor heating. A door opens into the dining room which is dual aspect , on the other side of the hallway is a sitting room with a multi fuel stove. The fitted kitchen sits to the rear of the property with some integrated appliances and door out to the garden. There is a ground floor double bedroom with a modern en-suite shower room with under floor heating. On the first floor there are two further bedrooms both with built in storage and another family bathroom again with under floor heating. Outside there is driveway parking and then the pretty garden wraps around the house, immediately outside the back of the house is mainly laid to patio with the side to lawn. There is a single garage which has additional storage above and our current owners did have plans to create an additional room in that space.

GENERAL INFORMATION

TENURE: The property is understood to be 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 F.

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

VIEWING: By Prior Appointment with the selling agent.



Corner Cottage, 2 Inverlea Court, Mickleton

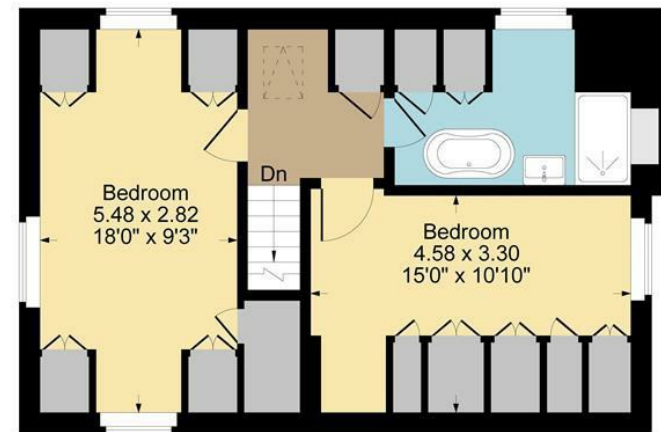


Approximate Gross Internal Area
Ground Floor = 66.07 sq m / 711 sq ft
First Floor = 46.30 sq m / 498 sq ft
Garage = 16.07 sq m / 173 sq ft
Total Area = 128.44 sq m / 1382 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

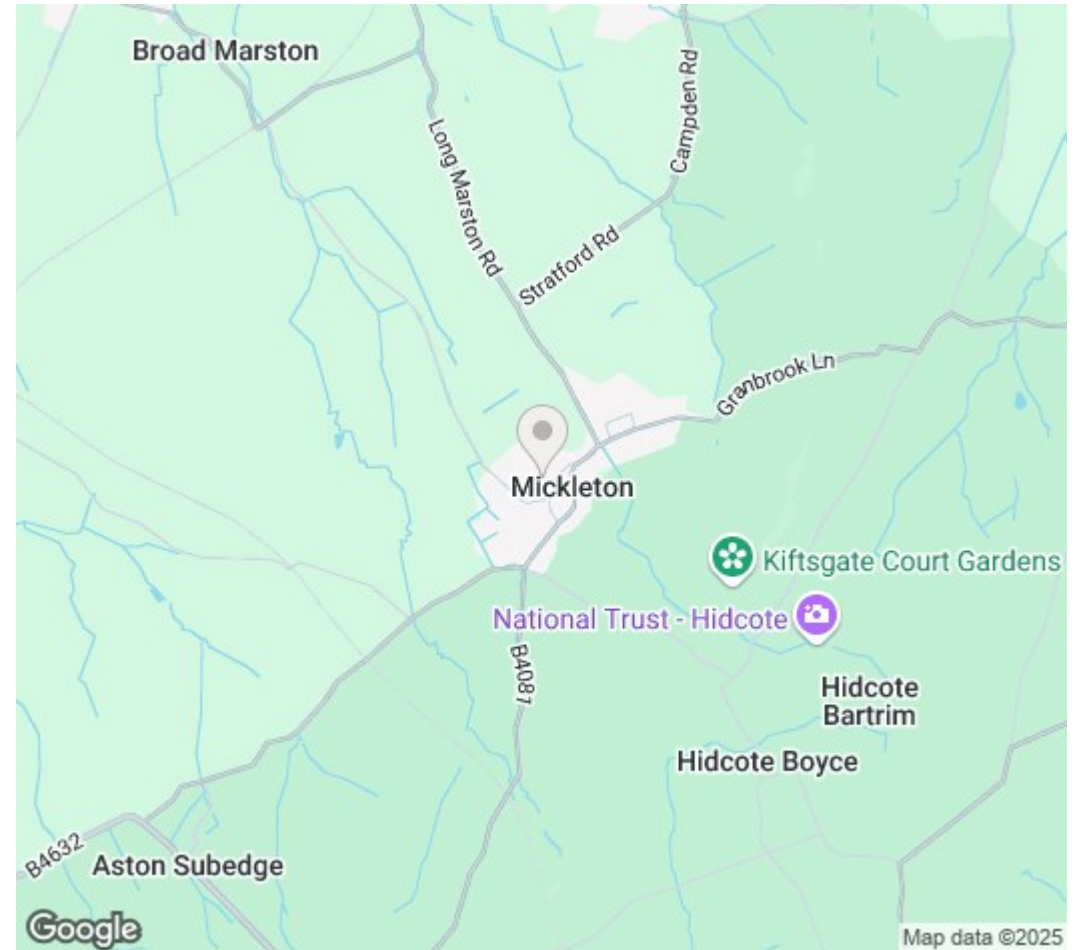


Ground Floor



First Floor





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