34 Wolds End Close, Chipping Campden, GL55 6JW

- Well Presented Accommodation
- Quiet but Convenient Location
- Two En-Suite Bedrooms
- Fitted Kitchen with appliances
- Sitting/Dining Room
- Enclosed Rear garden
- Single Garage
- Gas Central Heating
- Double Glazing
- No Chain

2 2 1

£495,000

A Cotswold stone house that sits on the edge of this mature and well regarded development, looking over open countryside to the front yet within easy reach of the town centre. The bright accommodation offers two en-suite double bedrooms as well as a garage just beyond the rear garden.

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 entrance hall where the staircase with oak spindles leads to the first floor and has useful storage under. Off the hall is the cloakroom with white wc and basin and a separate store cupboard that houses the gas fired boiler. Beyond, an oak door opens into the bright and "L-Shaped" sitting/dining room with a broad window and glazed door to the rear garden. There is a stone mantelpiece and hearth to the fireplace and to the other side glazed oak double doors open to the kitchen. This is fitted with cream shaker style units with integrated fridge/freezer, dishwasher, washing machine, oven and hob with canopy over. Upstairs, both double bedrooms have windows looking over the garden and to the Church tower in the distance and an en-suite bathroom or shower room finished with white suites and limestone effect tiling. The rear garden has a deep shaped patio, beyond which a path leads through lawn to the picket gate at the far end. The garden is edged by shaped beds and retained by a stone wall and timber panels. At the end of the garden is the parking area and the single garage en-block.

GENERAL INFORMATION

TENURE/LEASE: The property is held on a 999 year lease from 1976 with the owners of each of the properties on the development having a share in the Management Company, Wolds End Residents Association who owns the freehold interest. A service charge is levied for the maintenance and upkeep of the communal areas and ground and currently amounts to £400 per annum. This information should be checked by your solicitor before exchange of contracts. The lease restricts the use of any of the properties on the development being used as a Holiday Let. Long term letting under an Assured Shorthold Tenancy is permitted, however any tenancy that wishes to extend beyond 2 years need permission from the Wold End Residents Association.

SERVICES: We have been advised by the vendor that mains electricity, gas, 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 E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Band C. 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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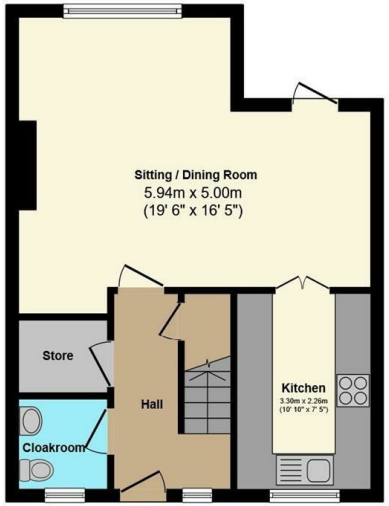
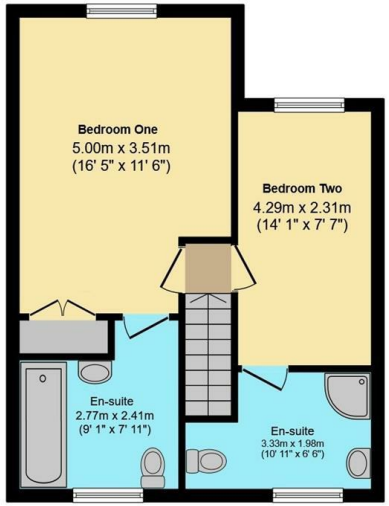
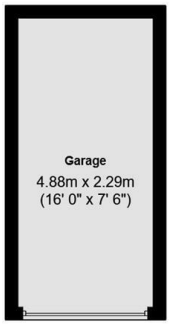


Ground Floor
Floor area 43.6 sq.m. (469 sq.ft.)



First Floor
Floor area 43.6 sq.m. (469 sq.ft.)



Garage
Floor area 11.1 sq.m.
(120 sq.ft.)

Total floor area: 98.3 sq.m. (1,058 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.