

Peter Clarke



3 Ballards Close, Mickleton, Chipping Campden, GL55 6RL

- Two bedroom house
- In need of renovation
- Sitting room
- Kitchen/dining room
- cloakroom
- Family bathroom
- Integral garage
- Front and rear garden
- No onward chain



Fixed Asking Price £370,000

This two-bedroom property offers an excellent opportunity for updating and refurbishment. The accommodation includes a spacious sitting room, kitchen/dining room, cloakroom, and integral garage. Upstairs are two double bedrooms and a family bathroom. Outside, the home benefits from front and rear gardens along with driveway parking. Available with no onward chain.

#### MICKLETON

An attractive village and offers a good range of local amenities including General Stores, Butchers, Primary School, two Inns, Hotel and historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles distant, renowned for its quaint High Street shops and pubs, whilst Moreton in the Marsh (11 miles distant) and Honeybourne (3 miles) have main line railway stations providing regular services to London. The historic town of Stratford upon Avon is just under nine miles drive offering a comprehensive range of cultural, social and recreational amenities.

#### ACCOMMODATION

The front door opens into the hallway with stairs to the first floor. There is a dual aspect sitting room, cloak room, and dual aspect kitchen/dining room with useful pantry cupboard under the stairs. Door leads to the out house and into the single garage. On the first floor there are two double bedrooms and a family bathroom. Outside there is driveway parking and side access to the rear garden.

#### 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating. There is a mains gas connection to the house but it has never been connected.

**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:** E. A full copy of the EPC is available at the office if required.

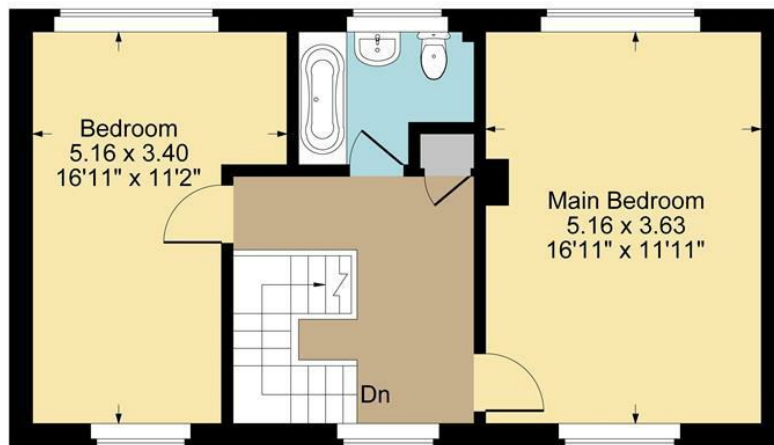
**VIEWING:** By Prior Appointment with the selling agent.



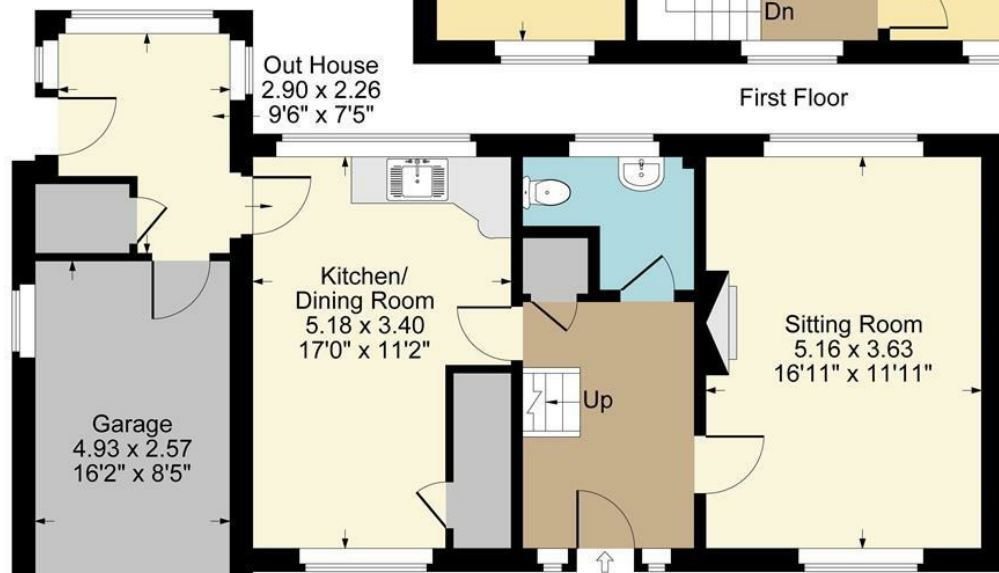
3 Ballard Close, Mickleton



Approximate Gross Internal Area  
Ground Floor = 56.71 sq m / 611 sq ft  
First Floor = 49.50 sq m / 533 sq ft  
Garage = 12.64 sq m / 136 sq ft  
Total Area = 118.85 sq m / 1280 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

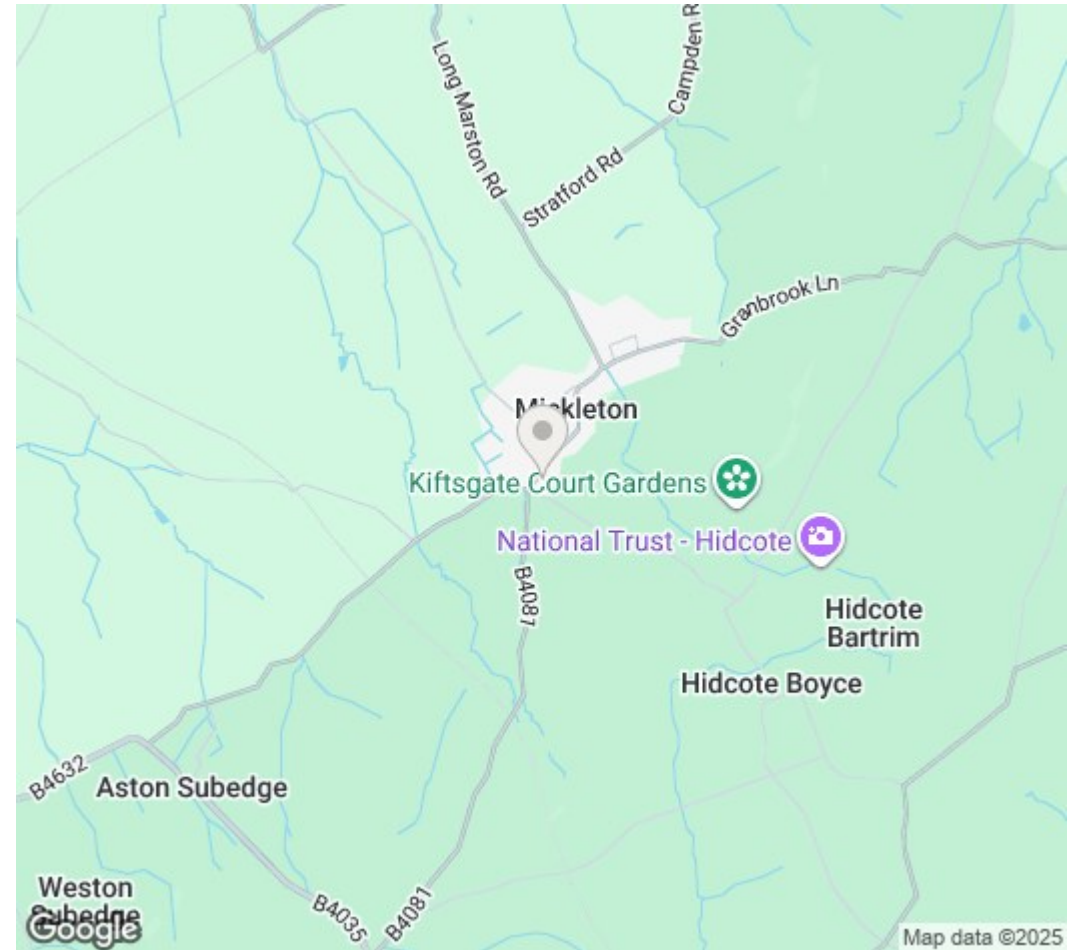


First Floor



Ground Floor

Garage



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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serving South Warwickshire & North Cotswolds

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