



17 The Terrace High Street, Mickleton, GL55 6SL

Offers In Excess Of £375,000

- Three double bedroom cottage
- Renovated and remodelled by the current owner
- Character features including fireplaces and beams
- Kitchen with integrated appliances
- Luxury bathroom and ensuite
- Currently run as a successful holiday let
- Countryside views
- Cottage garden
- Allocated parking and single garage
- Gas central heating



Three double bedroom terraced house which has been renovated and modeled by the current owner and run as a successful holiday let. The property benefits from an allocated parking space, single garage and cottage garden. Mickleton is a thriving Cotswold village with two pubs, village shop, independent butchers and the Three Ways Hotel. Mickleton Primary School feeds to Chipping Campden Secondary School.

ACCOMMODATION

The back door from the garden opens into the kitchen with integrated appliances, the sitting room has a cosy wood burning stove.

On the first floor there is a luxury bathroom with roll top bath and rainforest shower, The master bedroom has a large ensuite and laundry cupboard.

On the top floor there are two further double bedrooms with countryside views.

Outside there is both front and rear access, allocated parking space, single garage and cottage garden.

GENERAL INFORMATION

TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

RIGHTS OF WAY

The property is sold subject to and with the benefits 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 Cotswold District Council and was previously in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE

TBC. A full copy of the EPC is available at the office if required.

VIEWING

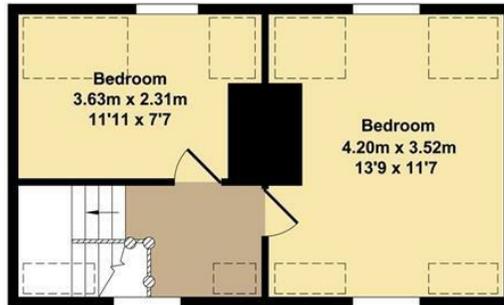
By Prior Appointment with the Selling Agents

REGULATED BY RICS



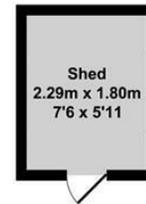
The Terrace, High Street, Mickleton, Chipping Campden, Gloucestershire
 Total Approx. Floor Area 97.00 Sq.M. (1044 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

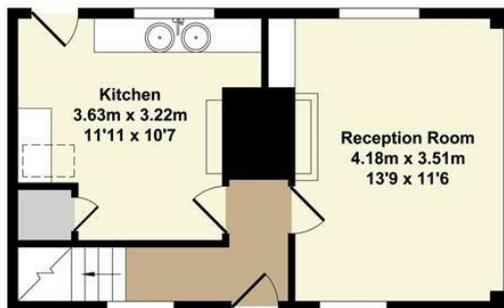


Second Floor
 Approx. Floor
 Area 30.93 Sq.M.
 (333 Sq.Ft.)

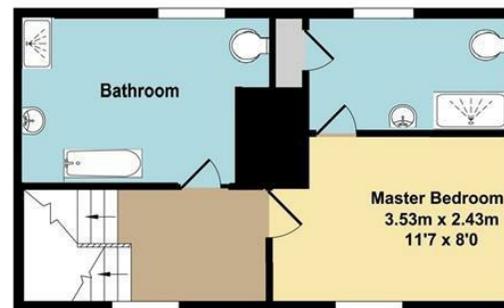
Reduced Headroom
 Blew 1.5 / 5'0



Outbuilding
 Approx. Floor
 Area 4.00 Sq.M.
 (43 Sq.Ft.)

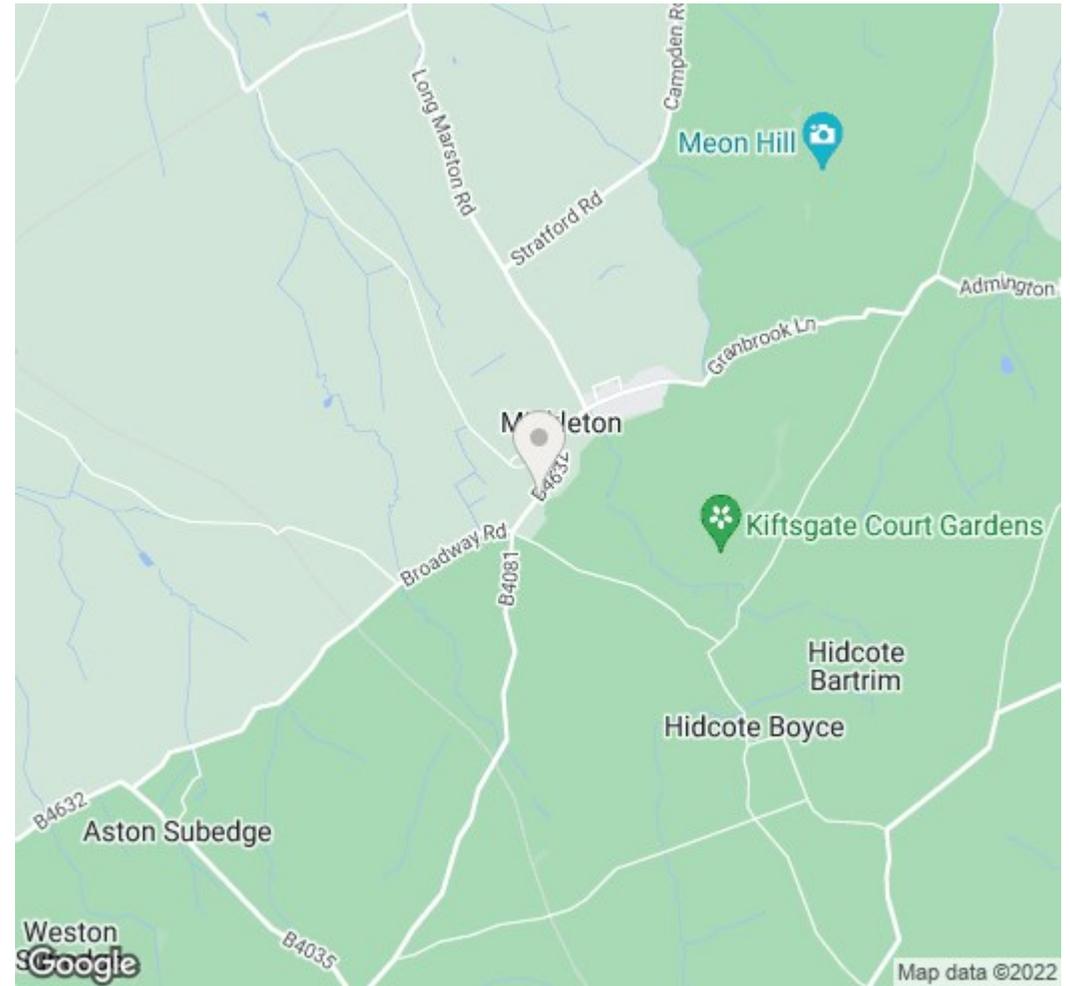


Ground Floor
 Approx. Floor
 Area 30.93 Sq.M.
 (333 Sq.Ft.)



First Floor
 Approx. Floor
 Area 30.93 Sq.M.
 (333 Sq.Ft.)





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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

