



8 Castle Gardens, Chipping Campden, GL55 6JR



- Two double bedrooms
- Sitting room
- Kitchen
- Bathroom
- Front and rear gardens
- Allocated parking space
- 50% shared ownership
- No onward chain



Asking Price £115,000

Two bedroom home located a pleasant walk from the High Street and Coneygree. Sitting room, kitchen, two bedrooms and family bathroom. The sale is for a 50% share with rent payable on the remaining 50%. No onward chain.

#### ACCOMMODATION

The front door opens into a hallway with stairs to the first floor. The sitting room is a good size with room for sofas and a dining table and has a window to the front. The modern fitted kitchen has a range of storage cupboards and door out to the garden. On the first floor there is a family bathroom and two double bedrooms, one of which has built-in storage.

Outside the property is set back with a low maintenance front garden, and a good sized rear garden with a large shed and rear access. There is an allocated parking space.

#### TENURE

The 50% share of the property purchased is held under a lease of 99 years from 1 December 1988. The owner is currently in the process of extending the lease by 90 years.

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 the Local Authority and is understood to lie in Band C.

#### CURRENT ENERGY PERFORMANCE CERTIFICATE

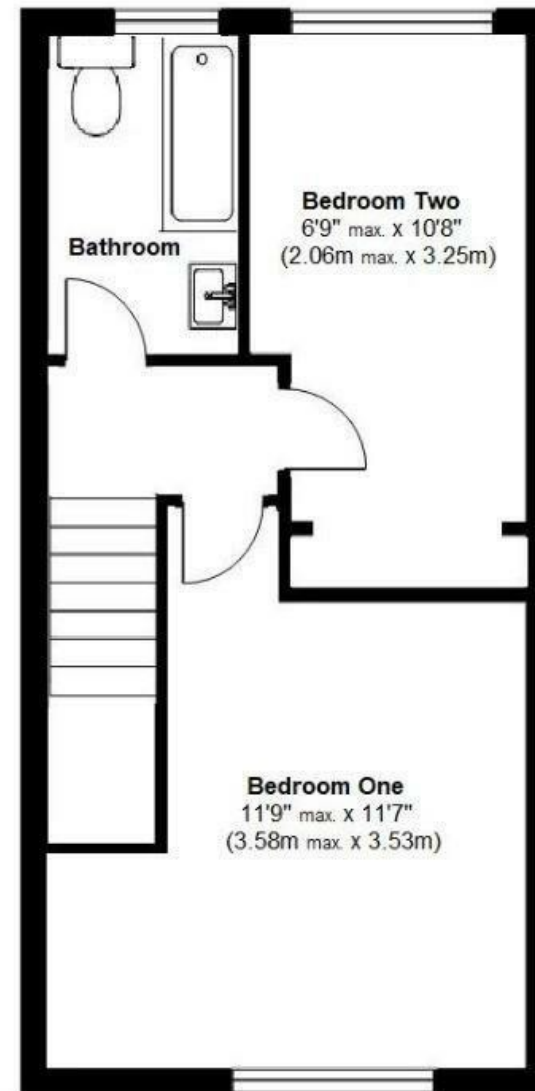
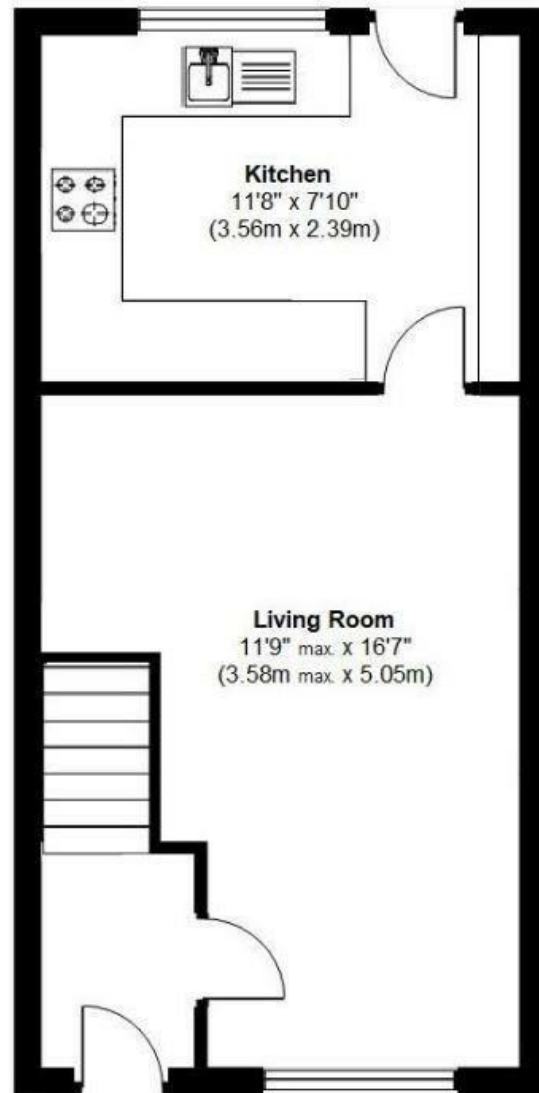
C. A full copy of the EPC is available at the office if required.

#### VIEWING

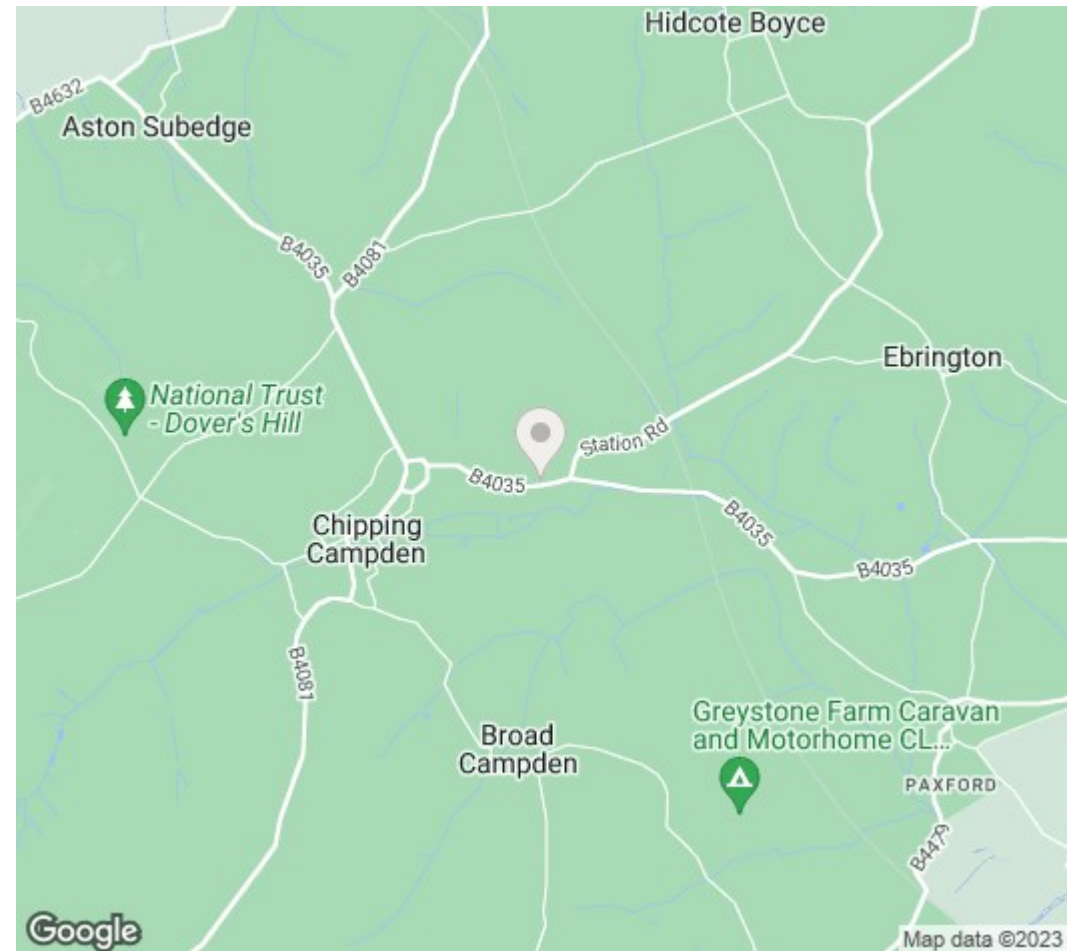
By Prior Appointment with the Selling Agents

REGULATED BY RICS









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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Peter Clarke

