

Peter Clarke



5 Bearcroft Gardens, Mickleton, Chipping Campden, GL55 6TY

- Three bedroom home
- Sitting room
- Dining room
- Kitchen and utility
- Ground floor bedroom with ensuite
- Two first floor bedrooms
- Family bathroom
- Driveway parking and garage
- Front and rear gardens
- No onward chain



£525,000

Three bedroom home in a desirable close with ground floor en-suite bedroom. Sitting room opening to the dining room and kitchen/breakfast room. On the first floor there are two double bedrooms and a family bathroom. Outside there is driveway parking, garage and a lovely enclosed rear garden which is not overlooked.

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 stairs to the first floor. Dining room with bay window leading into the sitting room with doors out to the garden. Kitchen/breakfast room with utility. Ground floor bedroom with ensuite shower room and a cloakroom. On the first floor there are two spacious double bedrooms and a family bathroom. Outside there is driveway parking to the side of the house and a garage. The rear garden is not overlooked.

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.

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.



5 Bearcroft Gardens, Mickleton



Approximate Gross Internal Area

Ground Floor = 79.89 sq m / 860 sq ft

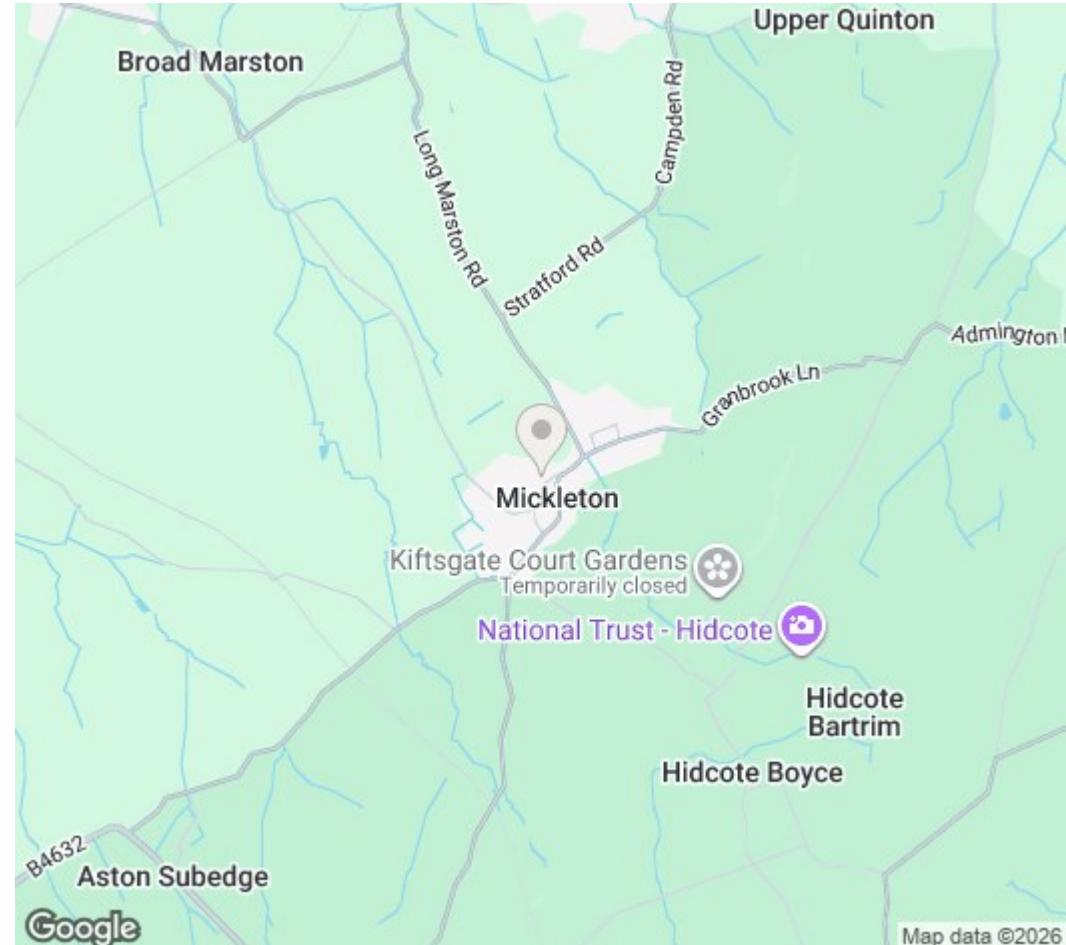
First Floor = 54.99 sq m / 592 sq ft

Garage = 15.51 sq m / 167 sq ft

Total Area = 150.39 sq m / 1619 sq ft

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

Denotes restricted head height



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