



# 30 Castle Nurseries, Chipping Campden, GL55 6JT

- Two bedroom home
- Living room
- Kitchen/breakfast room
- Family bathroom
- Enclosed rear garden
- Garage and parking
- No onward chain.



£300,000

Two bedroom terraced home with garage and parking. Living room, kitchen/breakfast room, two bedrooms and family bathroom. Outside there is an enclosed garden, garage and parking space. Available to purchase with no onward chain.

#### 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.

#### CASTLE NURSERIES

Built in 2000, the property is set on a peaceful no-through road. Conveniently located just off Station Road, residents can enjoy easy access to the Bowls Club, the thriving Chipping Campden Cricket Club and a nearby children's playground. The High Street, with its excellent range of shops, cafes and amenities is also within walking distance.

#### ACCOMMODATION

The front door opens into the hallway with stairs leading to the first floor. The living room features a charming fireplace and offers a warm, inviting atmosphere. From here, a door opens into the well equipped kitchen/breakfast room, which enjoys direct access to the garden. Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom.

The property is set back from the road with attractive front planting and the benefit of off-road parking. To the rear, the fully enclosed garden provides a private outdoor area extending to the garage. The single garage is equipped with an up-and-over door to the front and a convenient pedestrian door from the 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 gas, electricity, 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.

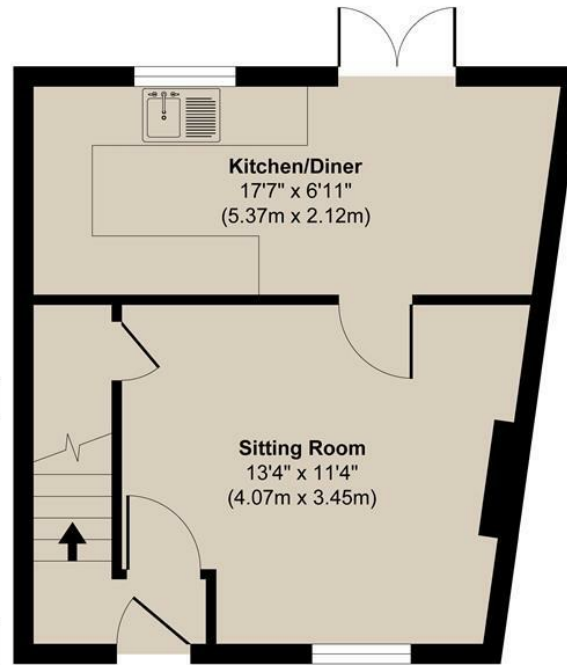
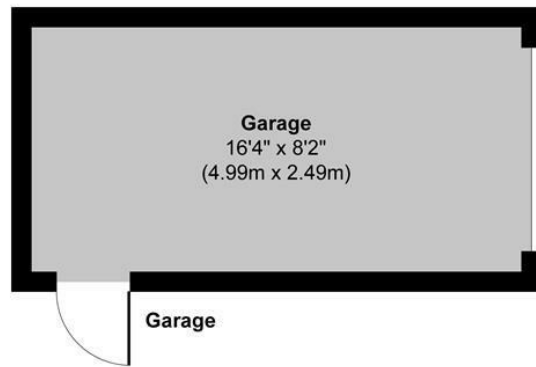
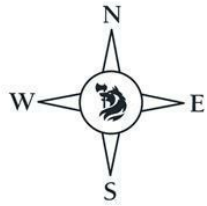
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

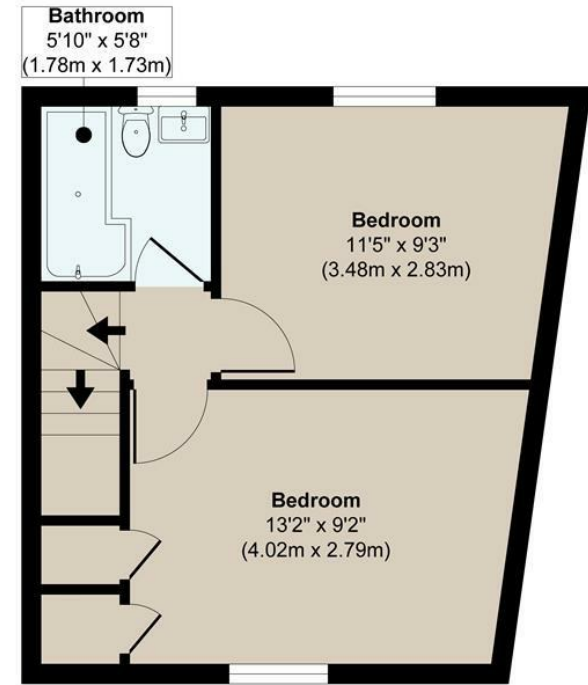
Listed: No | Broadband: Ultrafast (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Sept 26)

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





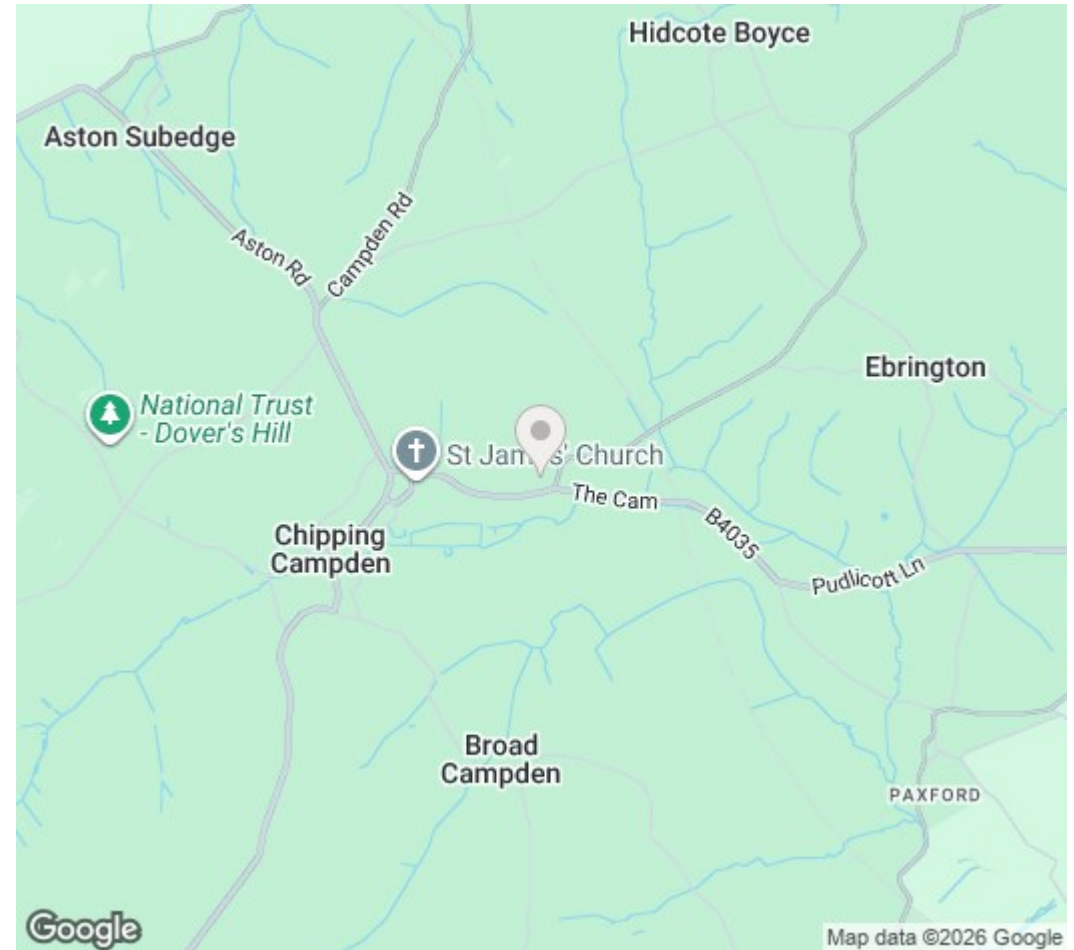
Ground Floor



First Floor

**Approx. Gross Internal Floor Area**  
**Main House = 606 sq. ft / 56.40 sq. m**  
**Garage = 133 sq. ft / 12.42 sq. m**

This plan is for guidance only and must not be relied upon as a statement of fact.  
Produced by Elements Property



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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