

Peter Clarke



The Nene, George Lane, Chipping Campden, GL55 6DA

- Detached Bungalow
- Convenient Location
- Front & Rear Gardens
- Off Road Parking
- Single Garage
- Gas Central heating
- Double Glazing
- Scope to Improve
- Potential to Extend, subject to permissions.
- No Chain



£595,000

A detached two bedroom bungalow with garden, garage and parking in a very convenient location for both the High Street and the rural edge of the town. The bright accommodation is well maintained with central heating and double glazing but offers a new owner scope to improve, extend or convert the large loft space, subject to the usual permissions.

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.

THE ACCOMMODATION

Recessed Porch, 'L shaped' Hallway with built-in storage, bright through Sitting Room with stone fireplace and door to the garden, Kitchen fitted with oak fronted units, separate Utility Room, two Double Bedroom both with fitted wardrobes, Shower Room and WC.

OUTSIDE

The bungalow sits behind a broad front garden with well kept lawn, shrubs and feature tree. Gravel to one sides provides off road parking and access to the Single Garage. At the rear, an enclosed garden has more shaped lawn with planted beds, shrubs and patio as well as rear access to the garage and gated access on either side.

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.

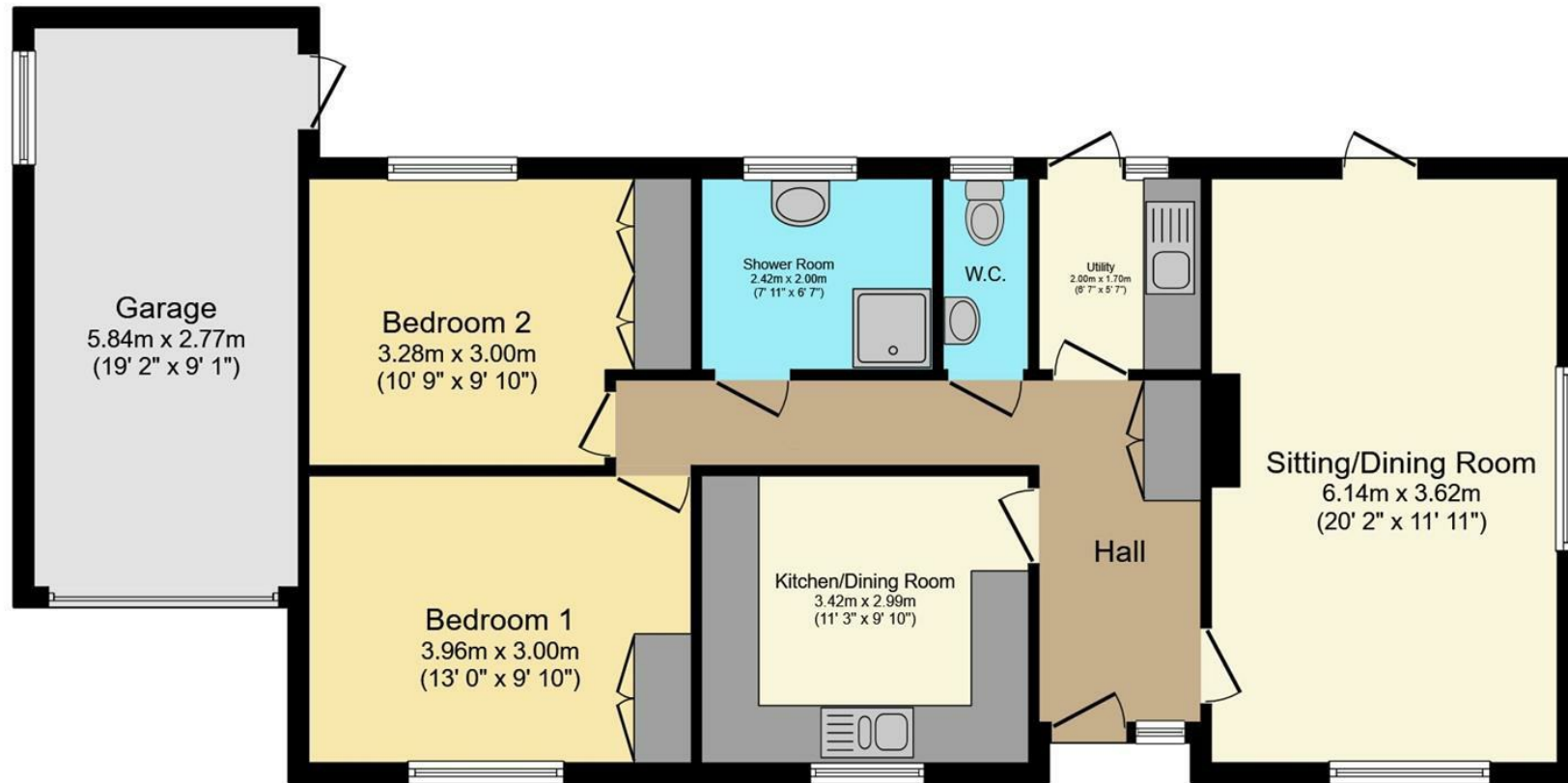
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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.



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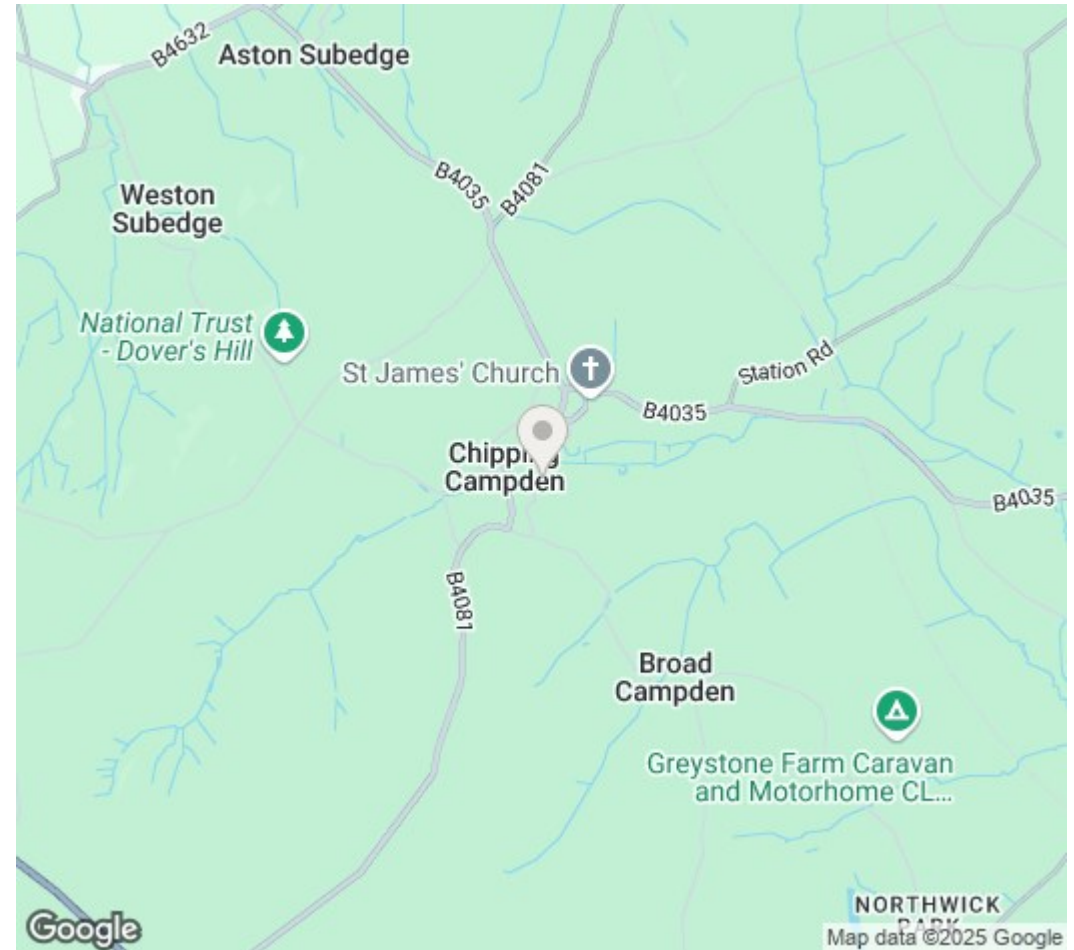
Floor Plan

Floor area 95.3 m² (1,026 sq.ft.)

TOTAL: 95.3 m² (1,026 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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serving South Warwickshire & North Cotswolds

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