4 Hamilton Close, Mickleton, Chipping Campden, GL55 6RE

- Three bedroom semi-detached home
- Kitchen/Breakfast room
- Living room
- Cloakroom & Family Bathroom
- Good size rear garden
- Driveway parking
- 45% share of ownership with rent payable on the remaining 55%
- Option of purchasing up to 100% freehold

3 2 1

£157,500

Three bedroom semi detached home located in the desirable village of Mickleton. Kitchen/breakfast room, living room and cloakroom all on the ground floor. On the first floor there are three bedrooms and a family bathroom. Outside there is driveway parking for a number of cars and a wide garden. The sale is for a 45% share with rent payable on the remaining 55%. Purchasers can staircase to 100% freehold ownership.

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. Regular main line services to London can be found at Honeybourne 3 miles distance and Moreton in Marsh 11 miles distance. 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 from door opens into a hallway with stairs to first floor and doors off to principal rooms. The modern kitchen breakfast room with a range of wall and base units and appliances. Cloakroom with w/c and hand basin. The living room has French doors onto the garden, as well as feature fireplace. On the first floor there are three bedrooms, and a family bathroom. Outside there is driveway parking. The rear garden is a good size with a large patio area by the house with hot tub.

GENERAL INFORMATION

TENURE: The 45% share of the property purchased is held under a lease of 125 years from 10 February 2017. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, 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: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE

Local area restrictions are in place on this property for the first three months of marketing. Please contact the office for more information.

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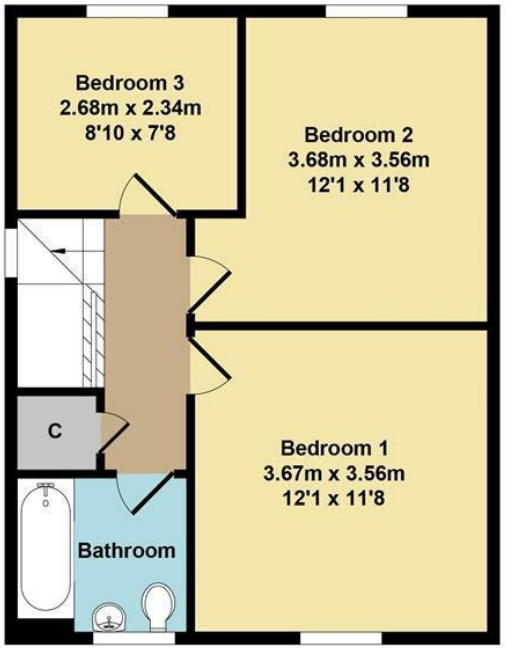
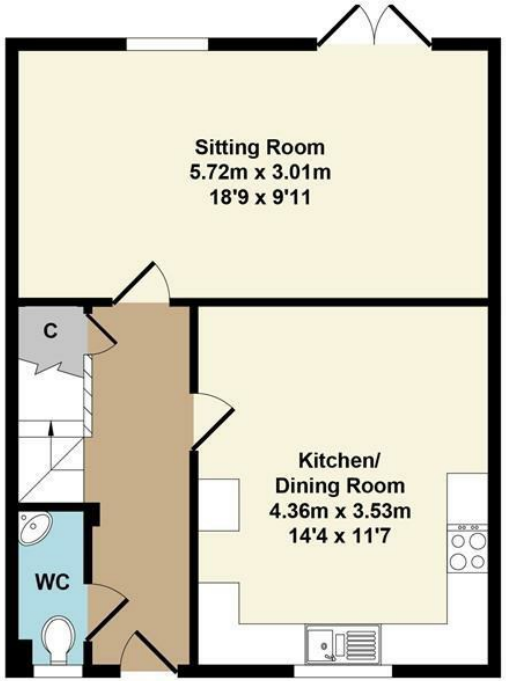
Total Approx. Floor Area 85.40 Sq.M. (920 Sq.Ft.)

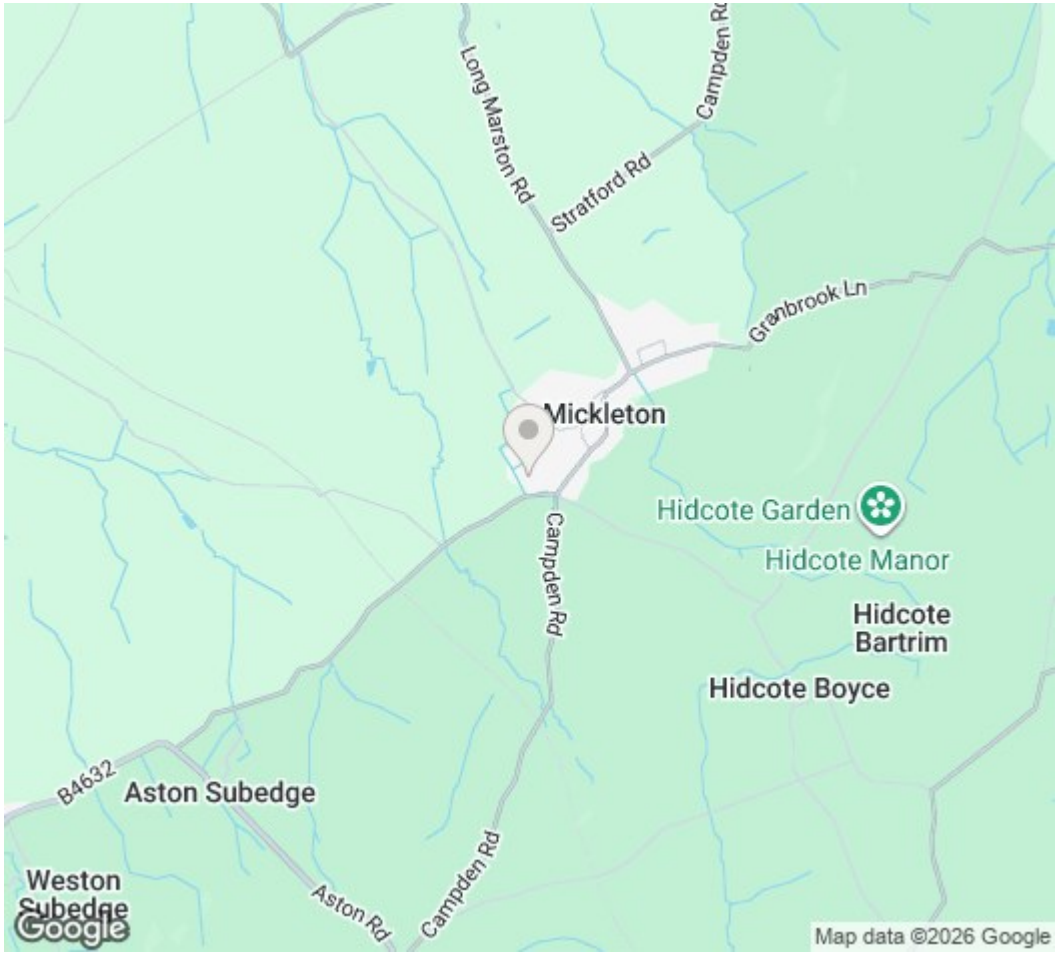
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



First Floor
Approx. Floor
Area 42.70 Sq.M.
(460 Sq.Ft.)



Ground Floor
Approx. Floor
Area 42.70 Sq.M.
(460 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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