

Peter Clarke

IN ASSOCIATION WITH

Winkworth



23 Littleworth, Chipping Campden, Gloucestershire, GL55 6BD

- Three bedroom family home
- Sitting room with Woodburner
- Kitchen/diner
- Utility, cloakroom and laundry
- Family bathroom
- Driveway parking
- South facing rear garden
- Planning permission to extend



£475,000

Three bedroom semi detached home on a delightful plot with planning permission to extend. Our current owners have improved the fabric of this house, to create a lovely family home but have left scope for the next family to make it their own.

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.

ACCOMMODATION

The front door opens into the hallway with stairs to the first floor. There is a dual aspect sitting room with wood burning stove. The kitchen/diner has been re-fitted by the current owners. Beyond there is a utility space with cloakroom and laundry room. On the first floor there are three bedrooms and a family bathroom. Outside there is driveway parking for a number of cars, and side access leads to the rear garden which is south west facing. There is a garage at the end of the garden, and vehicular access via the track to the side of the property. In addition there is planning permission granted to extend the house.

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

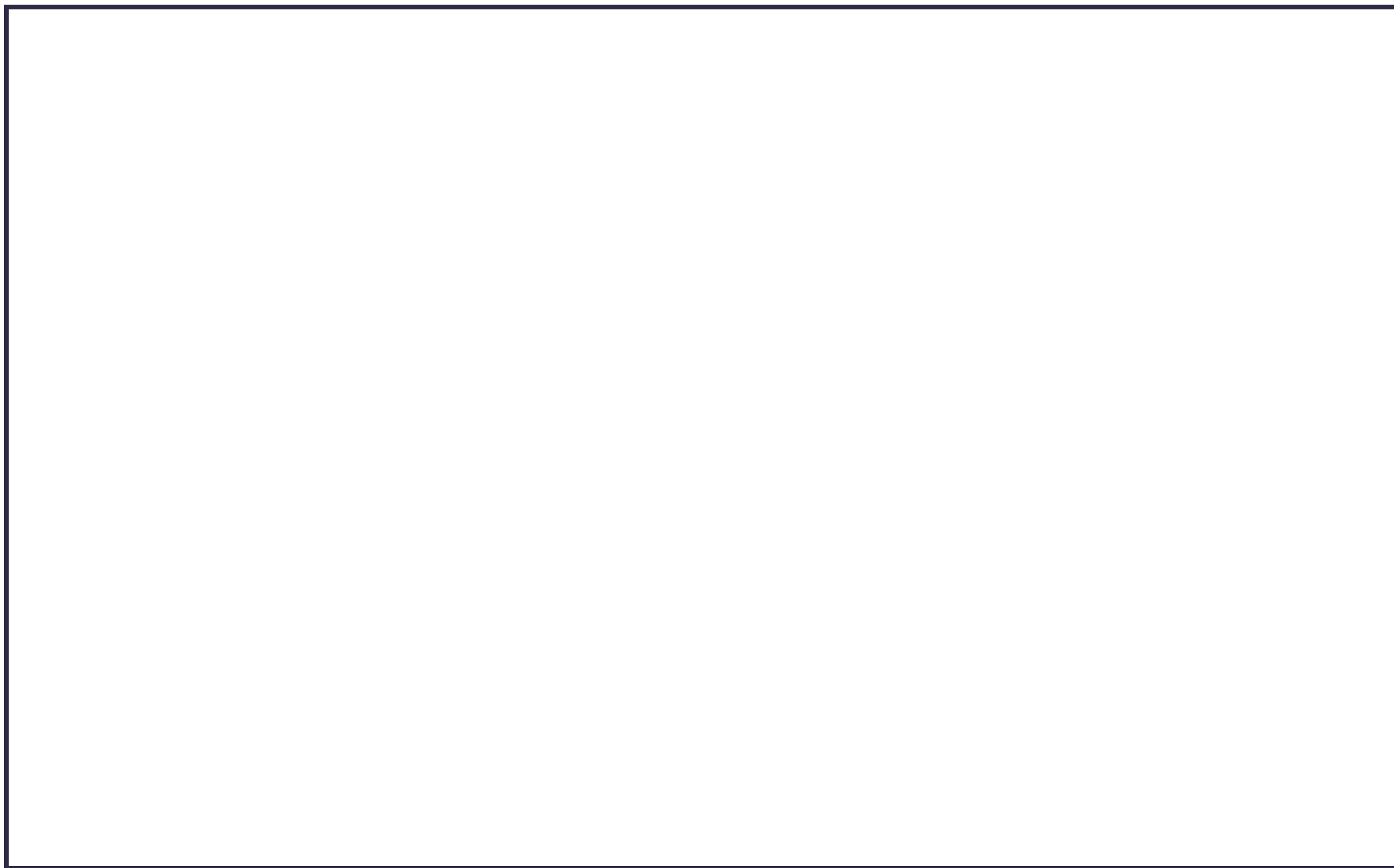
Listed: No | Broadband: Ultrafast (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Jun26)

VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE

The main picture has been edited to show the new windows which are currently in the process of being installed at the house.







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