

Peter Clarke



34 Castle Nurseries, Chipping Campden, GL55 6JT

- Three bedroom extended semi detached home
- Kitchen/dining/family room with upgraded kitchen
- Sitting room with open views
- Upgraded bathroom with underfloor heating
- Low maintenance rear garden
- Driveway and garage
- Countryside views



£425,000

Immaculately upgraded and extended three bedroom home, located in a quiet location with countryside views. Sitting room, cloakroom, kitchen/dining room, three bedrooms and family bathroom. Garage and driveway parking.

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, this property is set on a peaceful no-through road and overlooks Chipping Campden Bowls Club. 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 to the first floor with doors leading to the cloakroom with w/c and hand basin and sitting room with under stairs cupboard. The extended kitchen/dining/family room at the rear has an upgraded kitchen and underfloor heating. On the first floor there are three bedrooms and an upgraded family bathroom again with underfloor heating. Outside there is a pedestrian path to the front with views over the bowling green and countryside beyond. The garage and parking are accessed via the rear with the garden designed to be low maintenance and is fully enclosed.

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.

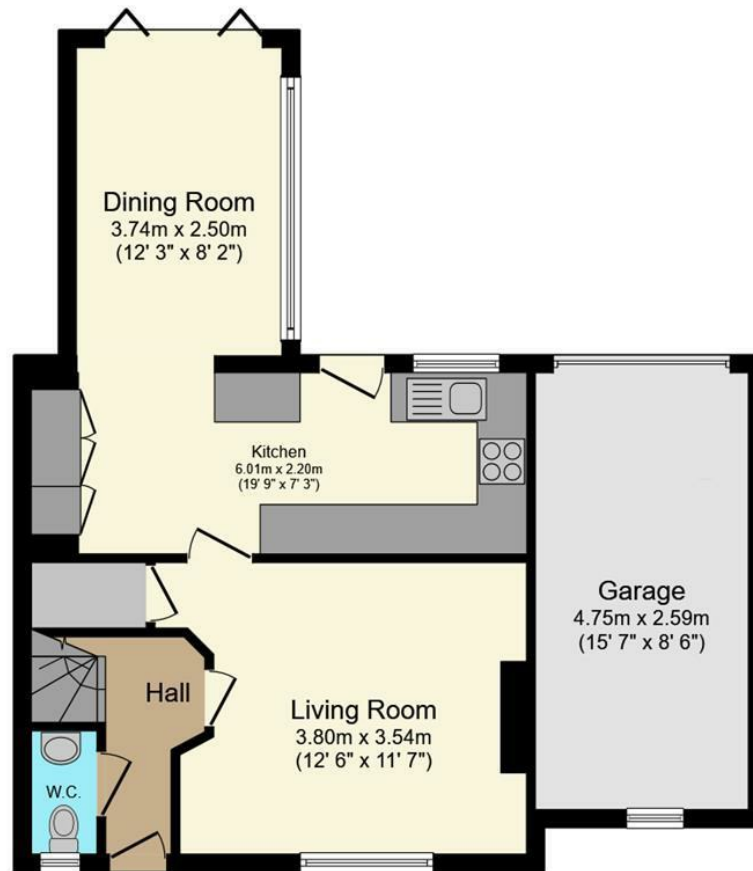
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

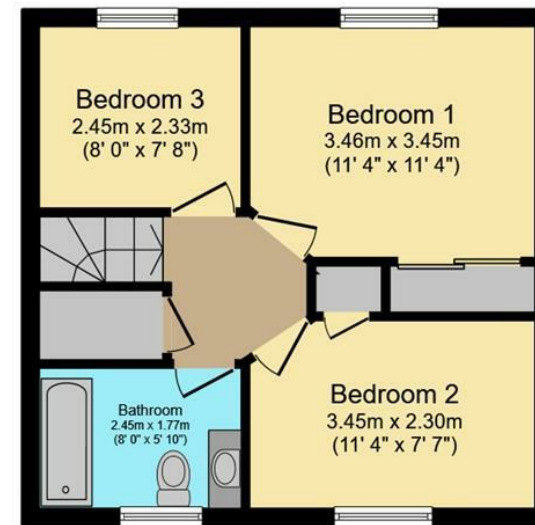
VIEWING: By Prior Appointment with the selling agent.



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Ground Floor
Floor area 59.2 sq.m. (637 sq.ft.)



First Floor
Floor area 35.1 sq.m. (378 sq.ft.)

Total floor area: 94.3 sq.m. (1,015 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



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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