

Peter Clarke



3 Willow Cottages Station Road, South Littleton, Evesham, WR11 8TG

- Two bedroom cottage
- Sitting room with fireplace
- Dual aspect dining room
- Kitchen and utility
- Cloakroom and lean to
- Spacious master bedroom with wardrobes and ensuite
- second bedroom and family bathroom
- Front and rear gardens
- Off road parking
- No onward chain



Asking Price £300,000

Two bedroom detached home now in need of updating. Located in a small close of similar properties, the cottage comprises; Sitting room, kitchen/dining room, cloakroom, utility and lean to all on the ground floor. On the first floor there are two bedrooms, the master having an ensuite, and a family bathroom. No onward chain.

ACCOMMODATION

The front door opens into the hallway with doors off to principal rooms. The sitting room is dual aspect and has feature box bay window and fireplace. Cloakroom with w/c and hand basin. The Dining room is open to the kitchen, and has French doors opening onto the garden. The kitchen has a range of wall and base units, complimented with a useful utility room. There is a lean to at the side of the house. On the first floor there are two bedrooms, the master being a spacious double with built in wardrobes and ensuite shower room. There is also a second bedroom and family bathroom.

Outside there is off road parking, and more could be created by clearing the front garden if necessary. The rear garden has a gate out into the close and is mainly laid to lawn.

TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES

We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

RIGHTS OF WAY

The property is sold subject to and with the benefits 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

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

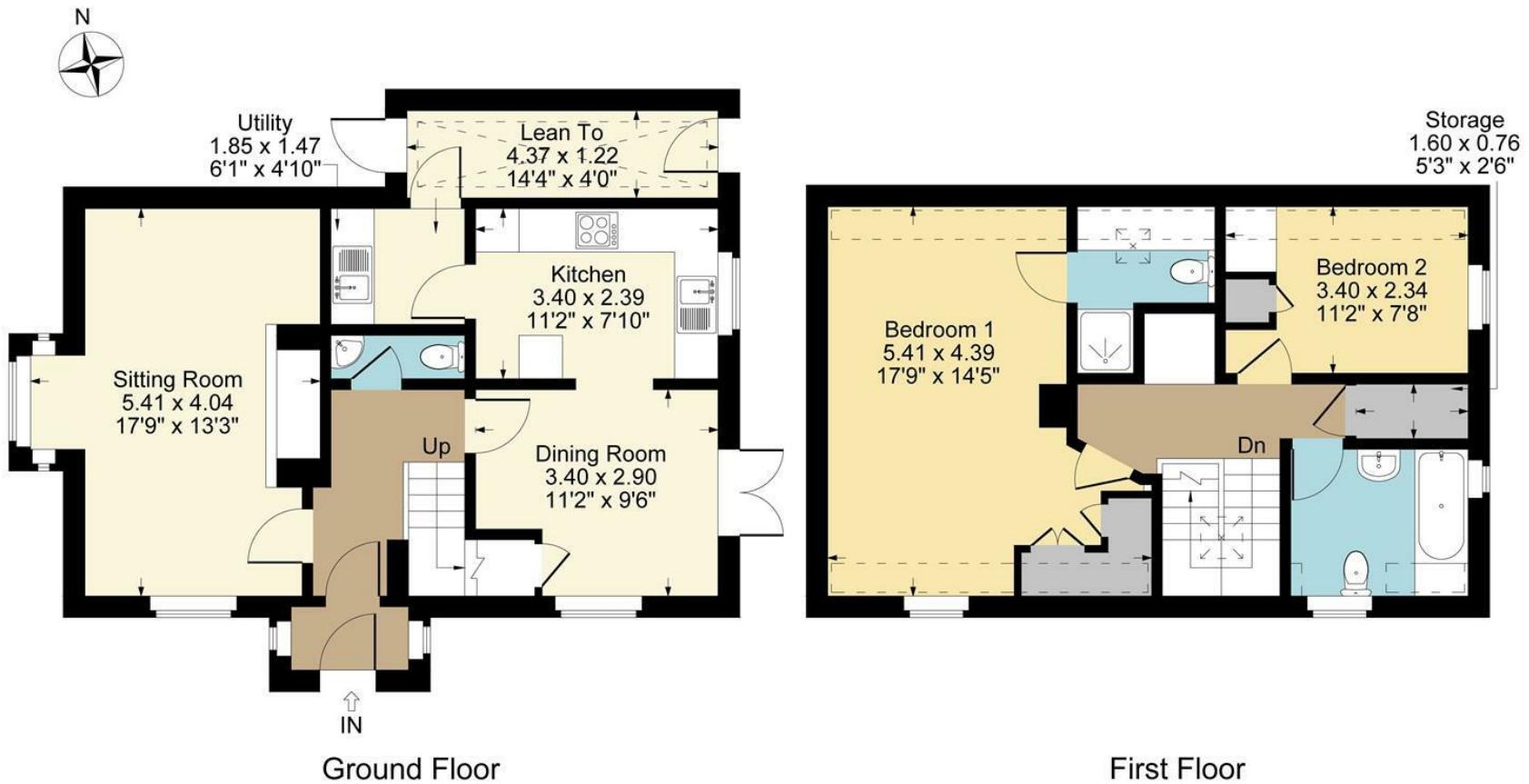
VIEWING

By Prior Appointment with the Selling Agents

REGULATED BY RICS



3 Willow Cottage, Station Road, South Littleton



Approximate Gross Internal Area

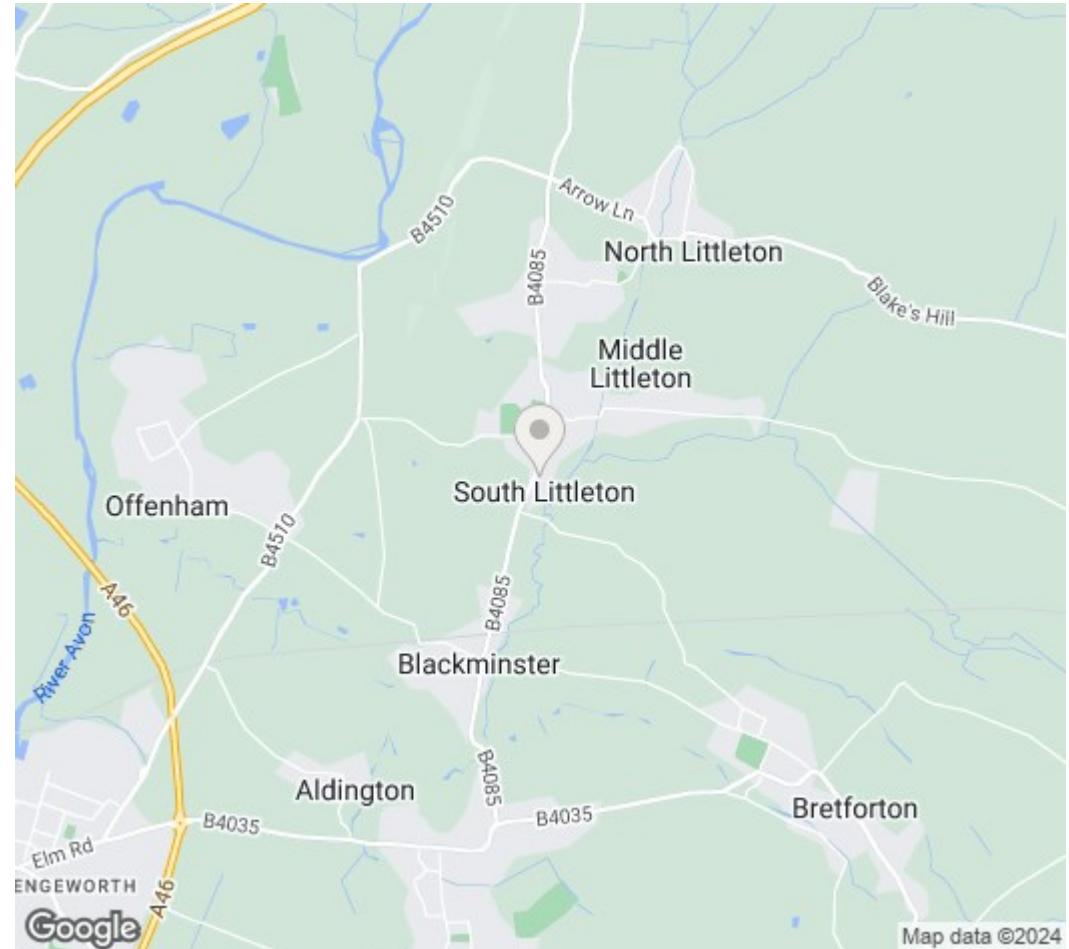
Ground Floor = 57.04 sq m / 614 sq ft

First Floor = 49.10 sq m / 529 sq ft

Total Area = 106.14 sq m / 1143 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.





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 or 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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