



Peter Clarke

9 Poplars Close, Chipping Campden, Gloucestershire, GL55 6EN

- Two double bedrooms
- Kitchen/breakfast room
- Living room
- Conservatory
- Cloakroom and family bathroom
- Parking space to the front
- Double garage with mezzanine floor
- Large garden and additional garden space behind the garage



£475,000

Two bedroom end of terrace home with double garage, long garden and additional garden space behind the garage block. Kitchen/breakfast room, living room, conservatory and cloakroom all on the ground floor. Two double bedrooms and a family bathroom on the first floor. Outside there is a parking space to the front of the property, and a double garage to the rear, which has a study/studio room above. The garden has been lovingly tended by the current owner, and there is an additional area behind the garages belonging to this property.

ACCOMMODATION

The front door opens to an entrance hall with doors off to principal rooms and stairs to the first floor. The kitchen/breakfast room has a modern fitted kitchen with integrated oven and hob, and space for additional white goods. The living room runs across the back of the property with a feature electric fire and sliding doors opening onto the conservatory, which in turn has doors out into the garden. There is also a useful storage cupboard. There is also a ground floor shower room with w/c.

The first floor has two large double bedrooms, and in fact other properties on this development have split the back room into two if additional bedrooms are required. Both bedrooms have fitted wardrobes. The family bathroom as a bath with shower over, w/c and hand basin.

Outside, there is a front garden and an off road parking space. Side access leads to the rear garden which is approx. 43 feet long and there is a gate leading to the garage area. The double garage is immediately on your right as you leave the rear garden, and the roof space has been converted into a room useful for extra storage. Behind the garage there is an additional space which is on the title for this property that the current owner was on the process of clearing to create a vegetable garden.

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 E.

CURRENT ENERGY PERFORMANCE CERTIFICATE

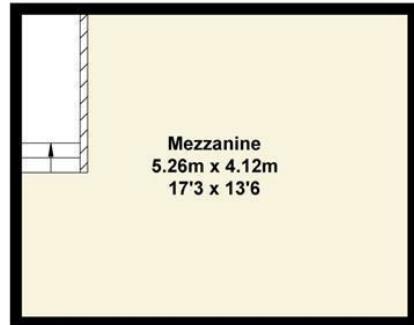
D. A full copy of the EPC is available at the office if required.

VIEWING

By Prior Appointment with the Selling Agents

REGULATED BY RICS





Mezzanine
Approx. Floor
Area 21.70 Sq.M.
(234 Sq.Ft.)



Garage
Approx. Floor
Area 30.0 Sq.M.
(323 Sq.Ft.)

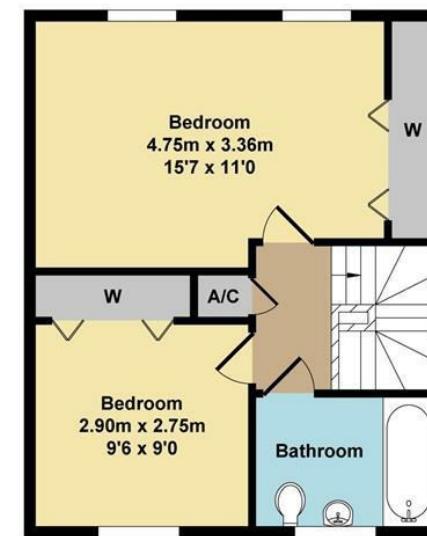
Poplars Close, Chipping Campden, GL55 6EN

Total Approx. Floor Area 141.30 Sq.M. (1522 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.

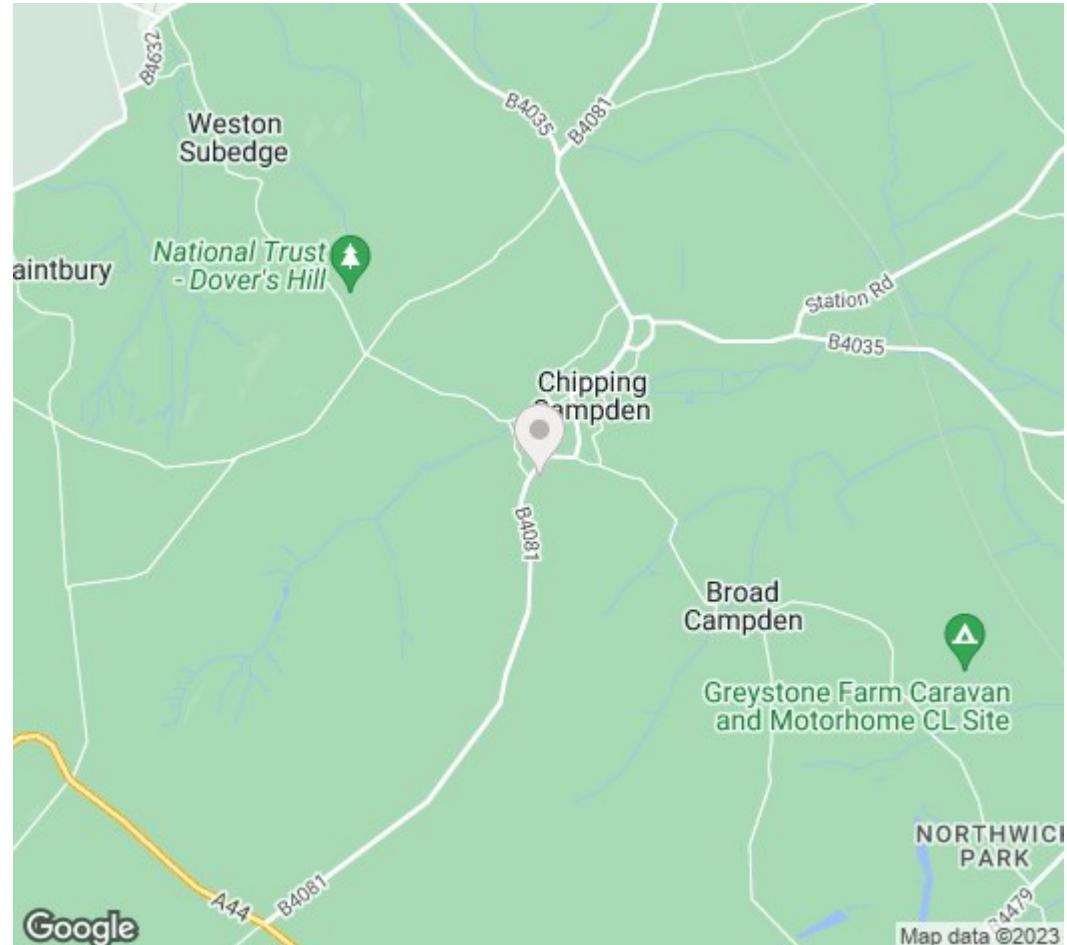


Ground Floor
Approx. Floor
Area 52.20 Sq.M.
(562 Sq.Ft.)



First Floor
Approx. Floor
Area 37.40 Sq.M.
(403 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 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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serving South Warwickshire & North Cotswolds

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