

Peter Clarke



13 Castle Nurseries, Chipping Campden, GL55 6JT

- Pretty double fronted home
- Three bedrooms
- Two reception rooms
- Kitchen
- Cloakroom, family bathroom and ensuite
- Driveway parking
- Single garage
- Enclosed gardens
- Chipping Campden school catchment
- No onward chain



£435,000

Three bedroom detached home with garage and driveway. Sitting room, dining room, kitchen and cloakroom all on the ground floor. Three bedrooms, family bathroom and ensuite on the first floor. Outside the driveway and garage are to the side of the property, with garden wrapping round the other two sides. No onward chain.

ACCOMMODATION

The front door opens to a hallway with doors off to principal rooms. Sitting room with feature fireplace and French doors out to the garden. Kitchen with space for appliances and door out to the driveway. Dining room/study with window to the front, and a useful cloakroom. On the first floor there are three bedrooms all with fitted wardrobes, family bathroom and an ensuite.

Outside the front of the property is set back behind decorative railings, and the driveway to the side has a five bar gate. The single garage has an up and over door to the front. The remaining garden wraps round the house and has patio areas for entertaining, lawn and mature shrubs.

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



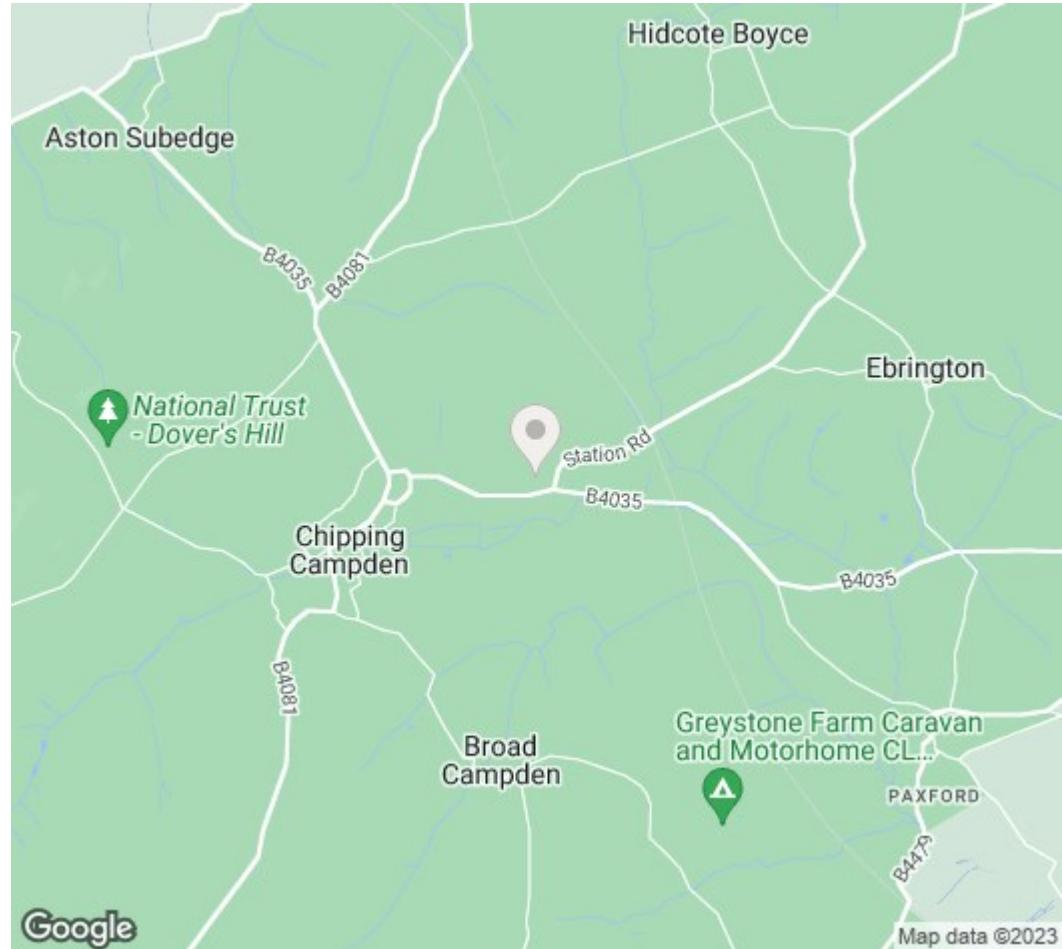


Approximate Gross Internal Area = 91.7 sq m / 987 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 106.5 sq m / 1146 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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