

Peter Clarke



12 New Road, Ebrington, Chipping Campden, GL55 6NP

- Semi-Detached Property
- Three Bedrooms & Bathroom
- Dual Aspect Extended Kitchen/Dining Room
- Dual Aspect Sitting Room with Wood Burning Stove
- Gardens to the Front & Rear
- Off Road Parking



£350,000

A well presented, extended semi-detached three bedroom property located in the desirable Cotswold village of Ebrington. Ebrington is situated at the northern tip of the Cotswold Hills in delightful countryside just above Chipping Campden. The village offers a local award winning pub, The Ebrington Arms, a Church of England Primary School, Church, Village Hall and the popular "Vegetable Matters" farmshop & cafe. Within the village there is a cross section of typical architecture from the period thatched cottage to modern houses in local stone.

ACCOMMODATION

The entrance hall leads into the kitchen/dining room which has a range of base, wall and drawer units with oak work surfaces over, ceramic sink and drainer, integrated dishwasher, electric double oven with gas hob and extractor above. Storage cupboard with gas boiler and water softener. Door leads through to sitting room which is dual aspect and has a wood burning stove and sliding patio doors to the rear garden. To the first floor there are three bedrooms and a bathroom. Outside there are front and rear gardens with off road parking. Viewing is highly recommended to appreciate the accommodation on offer.

GENERAL INFORMATION

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 electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

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 Stratford on Avon District Council and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING 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

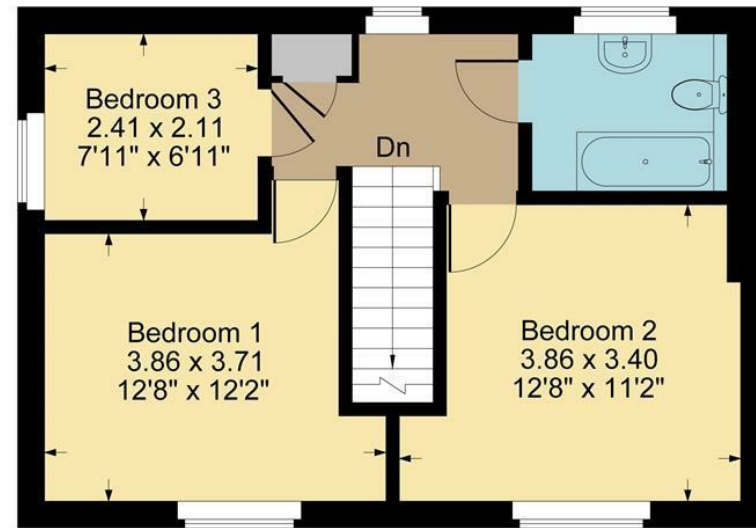




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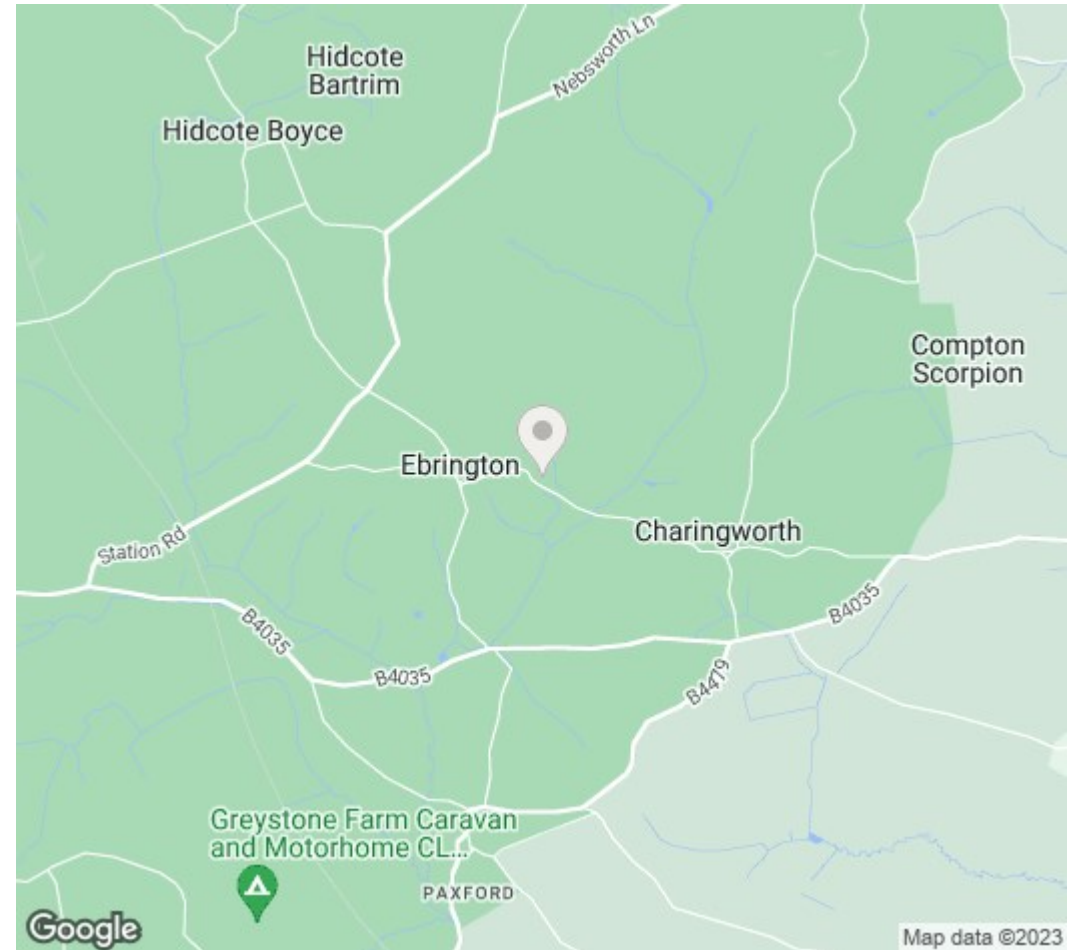
Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 48.15 sq m / 518 sq ft
First Floor = 41.59 sq m / 448 sq ft
Total Area = 89.74 sq m / 966 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 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.

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