



Peter Clarke

7 Cleaves Corner, Over Norton, Chipping Norton, OX7 5QU

- Mid Terrace Property in a No Through Road
- Three Bedrooms, Two Having Built in Storage
- Sitting Room. with feature electric fire.
- Kitchen/Dining Room, Utility & Cloakroom
- First Floor Modern Bathroom
- Low Maintenance Rear Garden



£310,000

A three bedroom terraced house in a quiet cul-de-sac in Over Norton, a sought after area of Chipping Norton. The accommodation briefly comprises of sitting room, kitchen/dining room, utility and cloakroom to the ground floor. To the first floor there are three bedrooms and a modern bathroom. To the rear of the property there is a private rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

#### ACCOMMODATION

The entrance hall has a cloakroom and door to the sitting room. The sitting room has stairs leading to the first floor, feature wood paneling to the ceiling and a feature fireplace with electric fire. The kitchen/dining has a range of base, wall and drawer units with work surfaces over, integrated double oven and ceramic hob with extractor above., composite sink and drainer and gravity fed boiler. A rear porch has a door to the rear garden and to the side access. There is also a utility room that has space and plumbing for appliances and useful storage. To the first floor there are three bedrooms, two having storage cupboards and a bathroom, To the rear there is a garden with patio and raised artificial lawn with established borders and garden shed.

#### 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, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Coal gravity fed central heating system.

**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.

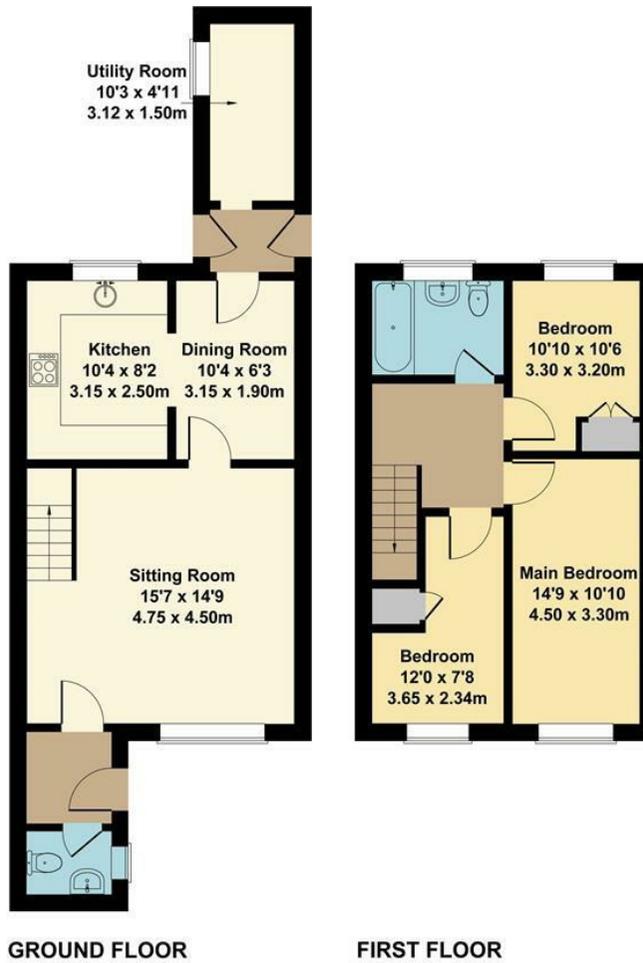
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

REGULATED BY RICS



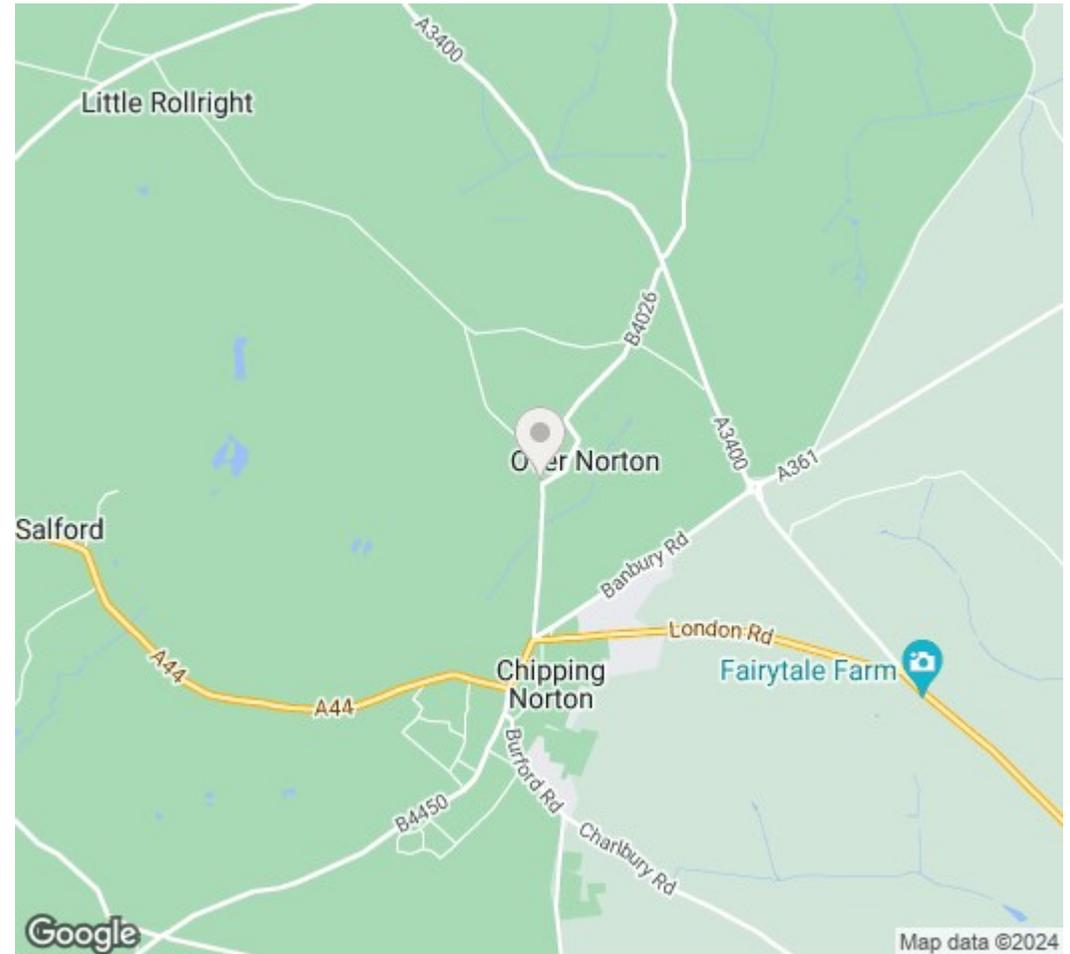
# 7 Cleaves Corner, Chipping Norton



Approximate Gross Internal Area  
Ground Floor = 48 sq m / 516 sq ft  
First Floor = 37 sq m / 398 sq ft  
Total = 85 sq m / 914 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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