

Peter Clarke



3 Berrington Road, Chipping Campden, Gloucestershire, GL55 6JA

- Three bedroom, two bathroom home
- Extended kitchen/dining room
- Spacious sitting room
- Ground floor double bedroom
- Bathroom and utility room
- Underfloor heating to the ground floor
- Two first floor bedrooms
- Shower room
- Driveway parking
- West facing rear garden



£415,000

Three bedroom home which has been extended and improved by the current owners. Spacious hallway, kitchen/dining room, sitting room, bedroom, bathroom and utility all on the ground floor. Two bedrooms and a shower room on the first floor. Outside there is an outdoor kitchen area, garden and driveway parking.

CHIPPING CAMPDEN

A historic market town, known for its beautiful high street and traditional Cotswold architecture, Chipping Campden is a fantastic place to call home. There is a good range of shops, a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. There is a mainline station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

The front door opens into the spacious hallway with plenty of room for boots and coats. There is a ground floor double bedroom and family bathroom. The kitchen and sitting room have both been extended and provide great social living spaces. In addition there is a useful utility room. On the first floor there are two further bedrooms and a shower room. Outside there is driveway parking to the front and side access leads to the rear where there is an outdoor kitchen area. The rear garden has a lovely patio area by the house, with the remainder laid to lawn.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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 and is understood to lie in Band B.

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

VIEWING: By Prior Appointment with the selling agent.

SECTION 157

Section 157 Housing Act 1985 - 3 Berrington Road was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.



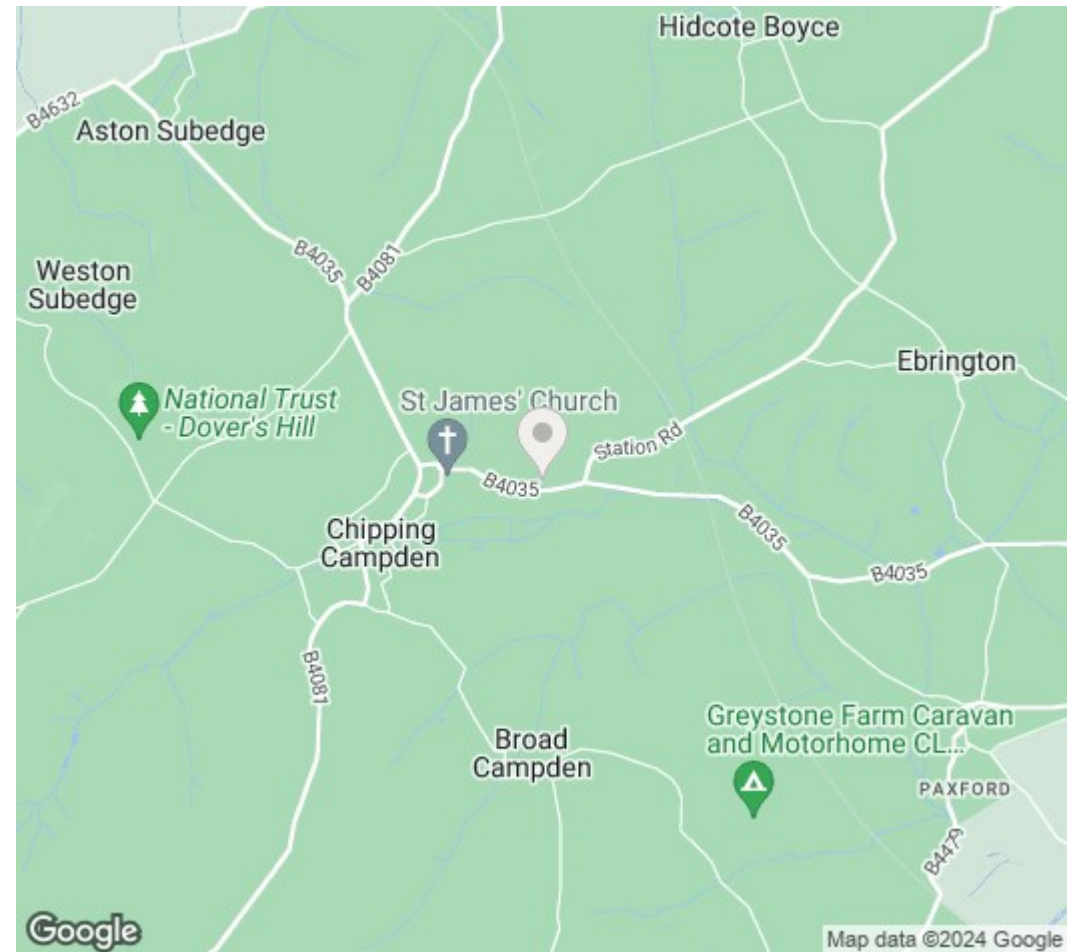
BERRINGTON ROAD, CHIPPING CAMPDEN, GL55

Approximate Floor Area = 121 sq m / 1302 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #70943





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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serving South Warwickshire & North Cotswolds

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