

Peter Clarke



19 The Bratches, Chipping Campden, GL55 6JS

- Two bedrooms
- Sitting/dining room
- Bathroom
- Garden
- Off road parking
- 50% share of equity
- Campden School catchment
- No onward chain



£110,000

Two bedroom end of terrace home with additional garden to the side and parking. Hall, kitchen, living room, two bedrooms and family bathroom. Rear garden and side access. No onward chain. The sale is for a 50% share with rent payable on the remaining 50%..

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 a hallway which is open to the kitchen with space for white goods. The sitting room is a good size with room for sofas and a dining table and has French doors out to the garden. On the first floor there is a family bathroom and two double bedrooms. Outside the property is set back with a low maintenance front garden, and a good sized rear garden with rear access. There is driveway parking.

GENERAL INFORMATION

TENURE: The 50% share of the property purchased is currently held under a lease of 99 years from 1 August 1991. The owner is currently in the process of extending the lease by 90 years which will take place on completion of any purchase. 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.

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 C.

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

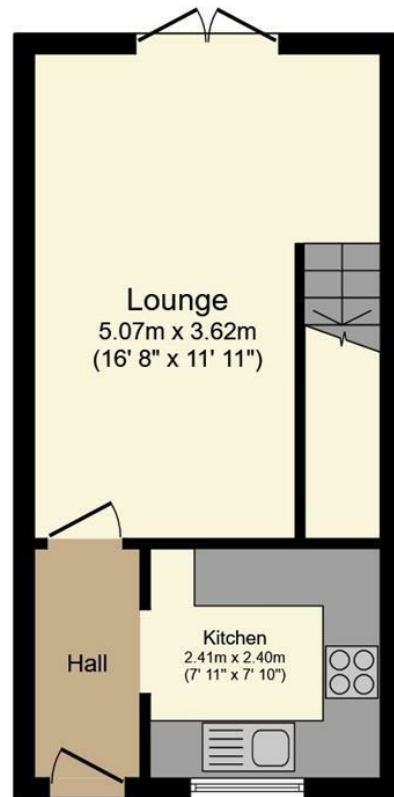
VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE

There is a subsidy factor of 10% which has been deducted from the 50% share but remains with the property as part of the lease. Please do contact the office for more information prior to viewing.

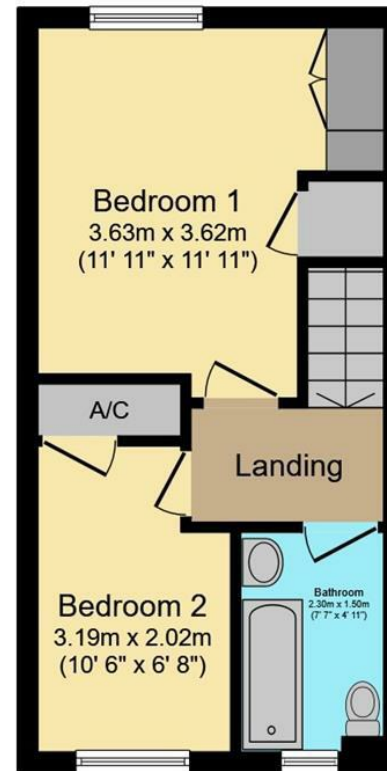


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Ground Floor

Floor area 27.4 sq.m. (295 sq.ft.)



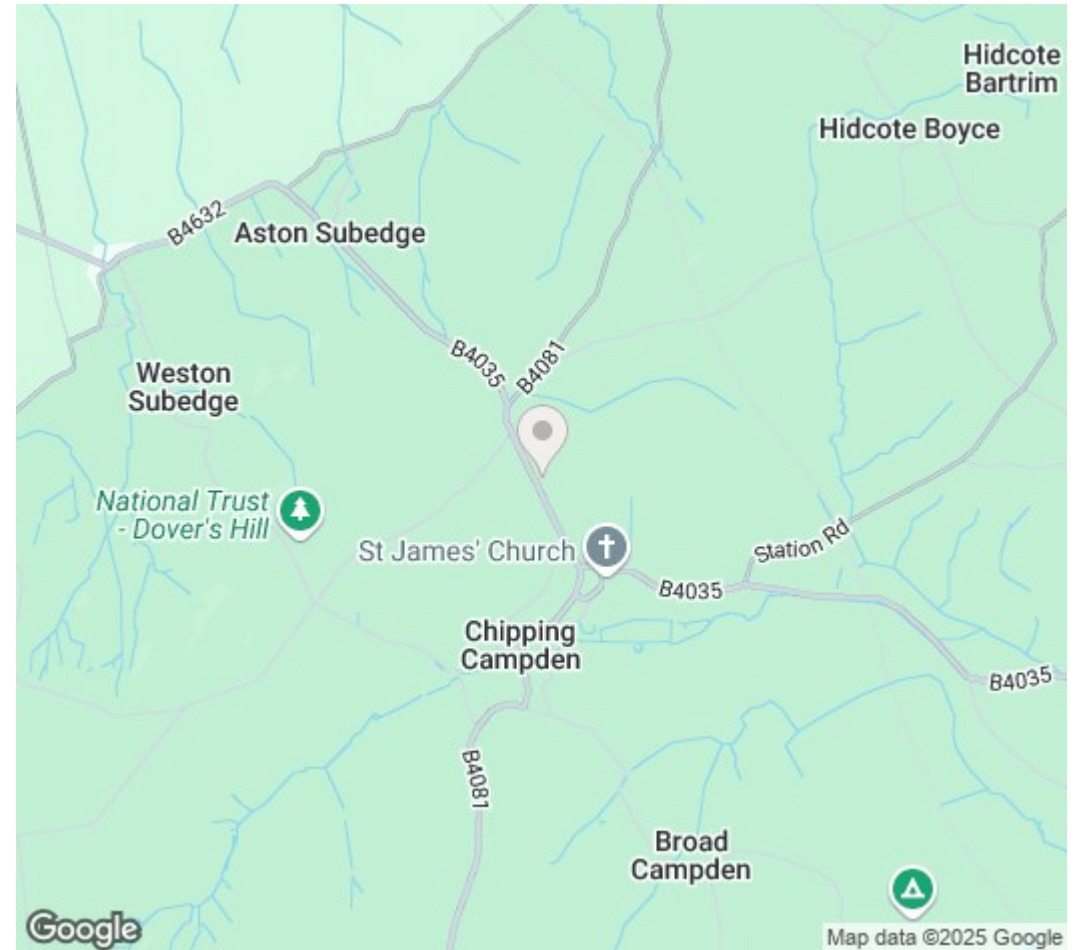
First Floor

Floor area 27.4 sq.m. (295 sq.ft.)

TOTAL: 54.8 sq.m. (590 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

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