

Peter Clarke



2 Station Road, Ebrington, Chipping Campden, Gloucestershire, GL55 6LG

- Views Front & Rear
- Off Road Parking
- Mature Gardens
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Scope for Improvement
- EPC Rating: Band D



£370,000

This three bedroom, semi-detached property enjoys a lovely rural position between Chipping Campden and Ebrington with large and mature gardens, countryside views to the front and rear and off-road parking. The accommodation is well maintained with double glazing and gas central heating but now offers a new owner scope for improvement or possible extension, subject to the necessary permissions.

EBRINGTON

Ebrington with its picturesque charm is situated on the northern edge of the Cotswold Hills. Known locally as 'Yubberton' it has a thriving village community and village hall. The Norman church, St Eadburgha is tucked away in the heart of the village and the Ebrington Arms public house which overlooks the green has won numerous awards. Towards the village edge sits a popular Farm Shop with Cafe whilst everyday shopping needs are served nearby in Chipping Campden (2.5 miles) and Shipston on Stour (6 miles) Larger shopping, sporting and cultural centres are Stratford-upon Avon (12 miles) and Cheltenham (24 miles). The nearby town of Moreton in Marsh (8 miles) provides a trainline to London Paddington.

ACCOMMODATION

A central front porch gives shelter over the front door which opens into the hall with storage space. The dual aspect sitting room to one side has stripped pine floorboards. A rear lobby has a useful built-in storage cupboard and leads to the kitchen with quarry tiled floor and fitted kitchen units. The bathroom is fitted with WC, bath and basin whilst a further WC and extra storage can be found at the rear off the utility area. Upstairs are three bedrooms, all with pleasant views to the front or rear. Outside there are large, mature and well stocked gardens to the front and rear. A shared driveway leads to a parking area and the single garage. With fields behind and across the road opposite, the house has a lovely outlook over its rural surroundings.

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.

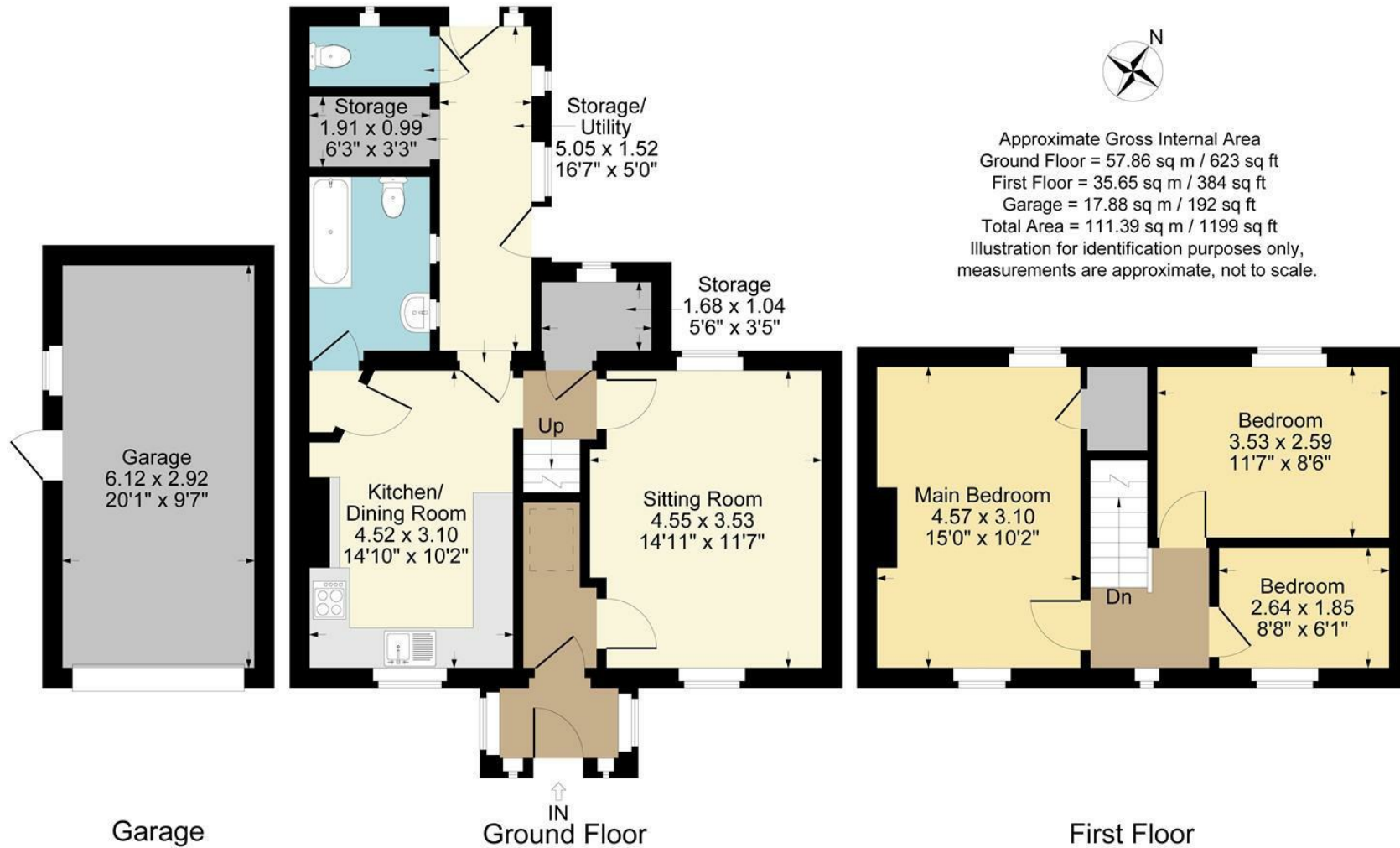
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

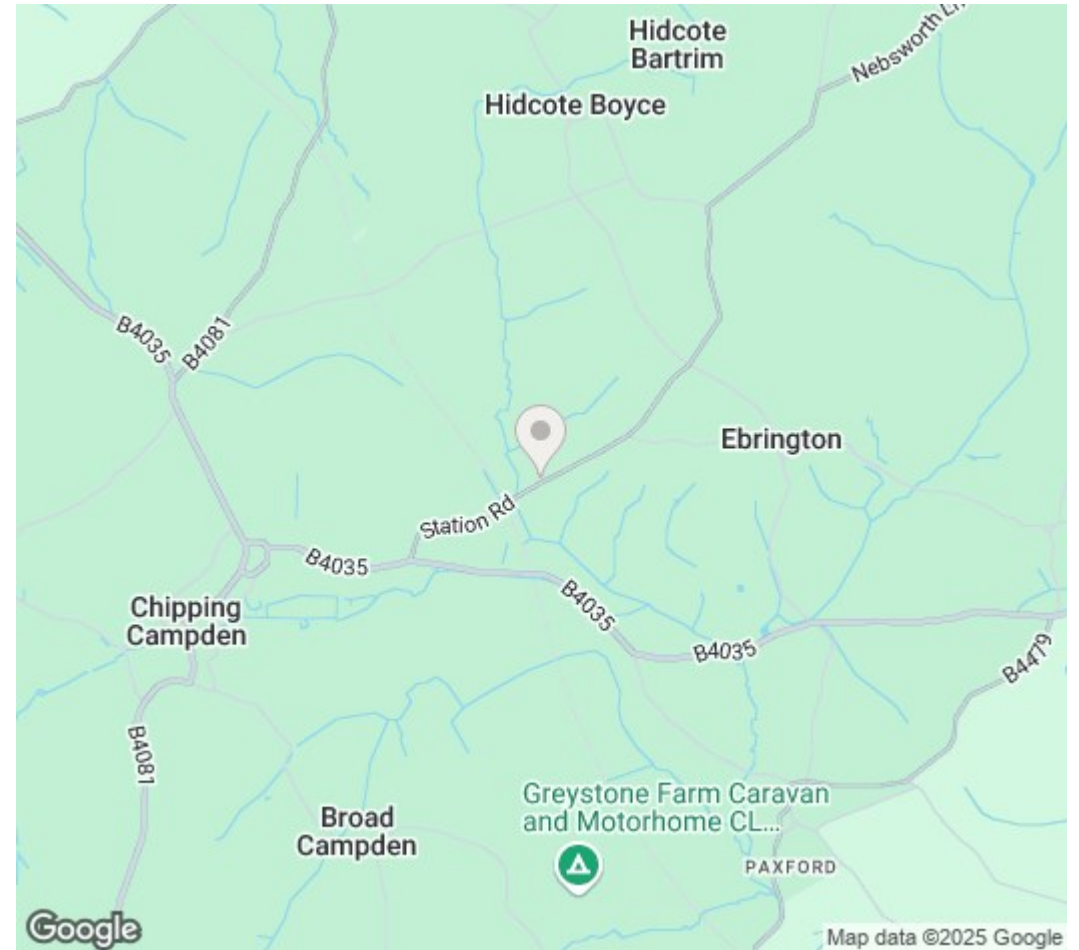
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



2 Station Road, Ebrington





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