

Peter Clarke



17 Ballards Close, Mickleton, Chipping Campden, GL55 6RS

- Two bedroom detached bungalow
- Sitting room
- Shower room
- Kitchen/diner
- Conservatory
- Front and rear gardens
- Driveway
- Garage
- No onward chain



£430,000

Two bedroom detached bungalow with garage and driveway parking. Located on this wide and quiet close in the popular village of Mickleton. Sitting room, Shower room, two bedrooms, kitchen and conservatory. Front and rear gardens, driveway and garage. No onward chain.

### MICKLETON

Mickleton is situated 3 miles south of Chipping Campden, in the much sought after catchment area for Chipping Campden school. Shakespeare's Stratford upon Avon is approximately 6 miles away. The property is also within 3 miles of the intercity station of Honeybourne with direct services to Reading and London. Mickleton is also the home of The Threeways Hotel with its famous 'Pudding Club' and two other village pubs. There is a thriving local community with many clubs and societies based at the King George Village Hall and The Threeways Hotel, a village store, butcher, church and primary school. The wool town of Chipping Campden offers everyday shopping facilities and doctor's surgery. There is also a medical centre in nearby Quinton with more shopping and cultural facilities in Stratford upon Avon with its Shakespearean connections.

### ACCOMMODATION

The front door opens into the hall with doors off to principal rooms and a storage cupboard. The Sitting room is to the front of the property with gas fire and bay window. The second bedroom also takes advantage of the views to the front and has built in storage. The main bedroom overlooks the garden. The shower room has a white suite comprising shower, w/c and hand basin. The kitchen has tall storage cupboards as you enter the room, and then opens into the a neat fitted kitchen. A door opens into the utility with door to the side for access to the bins. To the rear is a large conservatory overlooking the garden. The property is set back from the road with a neat front garden and driveway for a couple of cars. there is a single garage and a gate to the rear garden which has a patio area, lawn and flower beds.

### 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:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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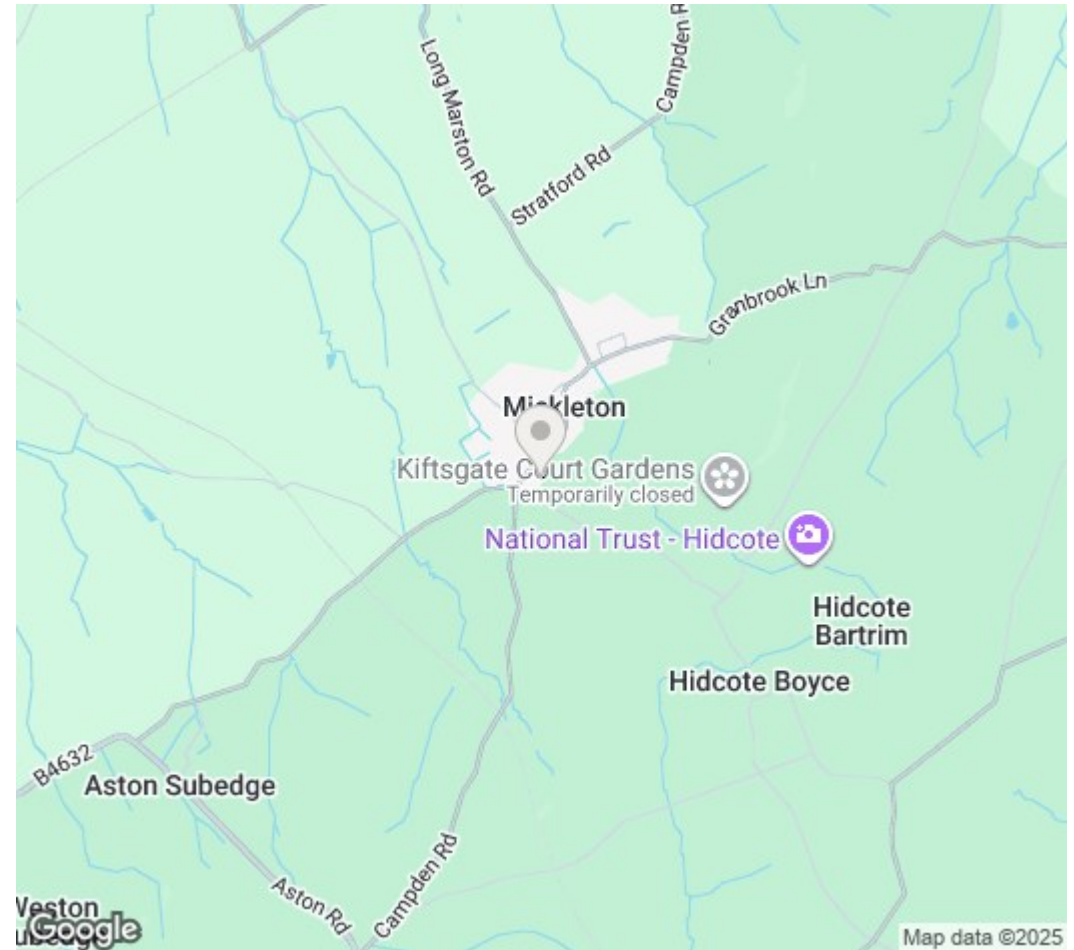


### Floor Plan

Floor area 83.5 sq.m. (899 sq.ft.)

Total floor area: 83.5 sq.m. (899 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](http://www.Propertybox.io)



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