

Peter Clarke



16 The Terrace, High Street, Mickleton, Chipping Campden, GL55 6SL

OIEO £275,000



Four bedroom end of terrace located in the heart of the village. The property has been rented out for some years, and is now in need of some updating. Four bedrooms, bathroom, sitting room, kitchen/diner and cloakroom. Outside there is a good size garden which has been mainly used as a vegetable patch, garage and garden. No onward chain.



MICKLETON is an attractive village and offers a good range of local amenities including General Stores, Post Office, Butchers, Primary School, two Inns, Hotel and historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles distant, renowned for its quaint High Street shops and pubs, whilst Moreton in the Marsh (11 miles distant) with main line railway station providing regular services to London. The historic town of Stratford upon Avon is just under nine miles drive offering a comprehensive range of cultural, social and recreational amenities.

**SITTING ROOM** The front door opens directly into the sitting room where the stairs rise to the first floor and there is a door to the kitchen.

**KITCHEN/BREAKFAST ROOM** Dual aspect with bay

window. Sink with cupboards below. Pantry cupboard and door to the rear hall.

**REAR HALL** With door out to the garden and cloakroom.

**CLOAKROOM** w/c and hand basin.

**BEDROOM** Single bedroom with views to the front and fitted wardrobe.

**BEDROOM** Double bedroom with views to the front and fitted wardrobe.

**BATHROOM** W/c, hand basin, bath with shower over.

**BEDROOM** Single bedroom with views to the front located on

the top floor.

**BEDROOM** Dual aspect double bedroom on the top floor.

**OUTSIDE** The property has a long garden which the previous tenant used to produce his own fruit and veg. There is a pedestrian right of way along the terrace. At the rear there is an allocated parking space and garage.

## 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 gas, electricity and water are connected to the property although this should be checked by your solicitor. The property has gas central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefits 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 Cotswold District Council and is understood to lie in **Band C**

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

**DIRECTIONS:** From our offices on the High Street in Chipping Campden head north onto the Aston Road and on the outskirts of the town take the right hand turn signposted Mickleton and Stratford on Avon(B4081). On arriving in Mickleton take the 2nd exit at the mini roundabout onto the High Street. Head along the High Street through the village. No.16 The Terrace can be found on your right hand side just beyond the butchers.

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

**REGULATED BY RICS**

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**Six offices serving South Warwickshire & North Cotswolds**