

Peter Clarke



3 Littleworth, Chipping Campden, GL55 6BD

Asking Price £330,000

- Three bedroom terraced home
- Elevated position
- Sitting room
- Kitchen /dining room
- Conservatory
- Utility and cloakroom
- Family bathroom
- Front and rear gardens



Three bedroom terraced home. Located in an elevated position with front and rear gardens. Sitting room, kitchen/breakfast room, utility, conservatory and cloakroom all on the ground floor. On the first floor there are three bedrooms and a family bathroom.

ACCOMMODATION

The front door opens into a useful porch and hall with doors off to principal rooms. The sitting room is dual aspect and has sliding doors into the conservatory which is to the rear of the property. The kitchen/diner is L shaped and again dual aspect. A side passageway leads to the utility and cloakroom with door out to the garden. On the first floor there are three bedrooms and a family bathroom. Outside, the property has a large front garden overlooking Park Road. The rear garden which has a patio area by the house and lawn.

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, 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.

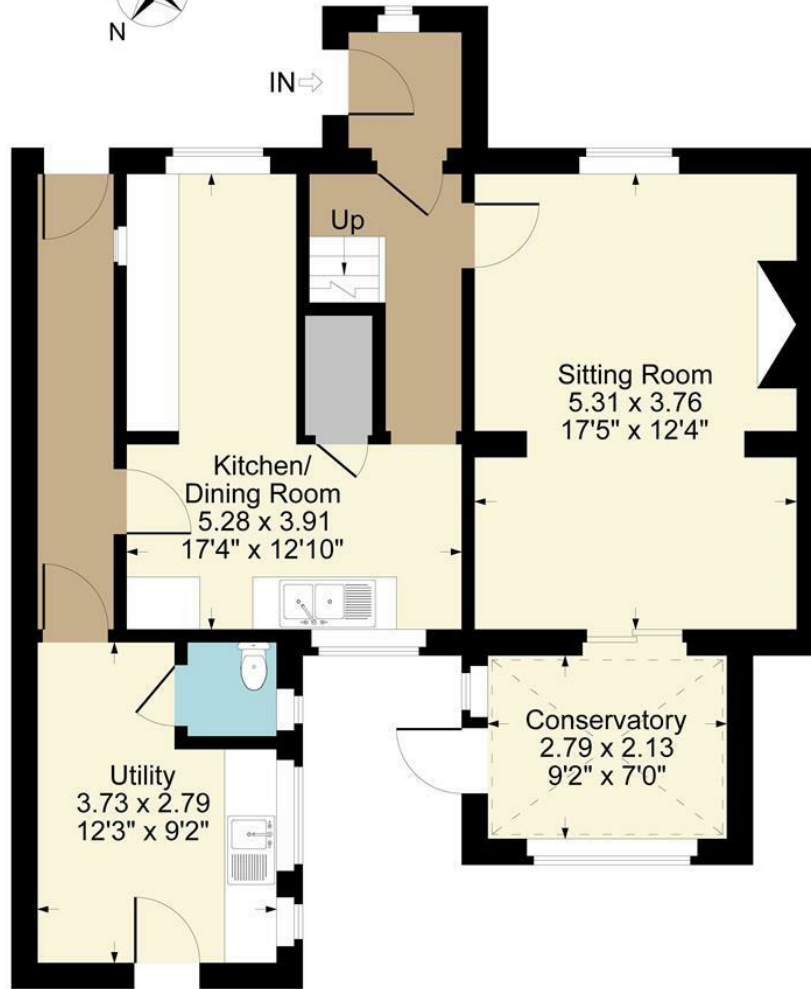
VIEWING: By Prior Appointment with the selling agent.

SECTION 157

Section 157 Housing Act 1985 - 3 Littleworth 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.

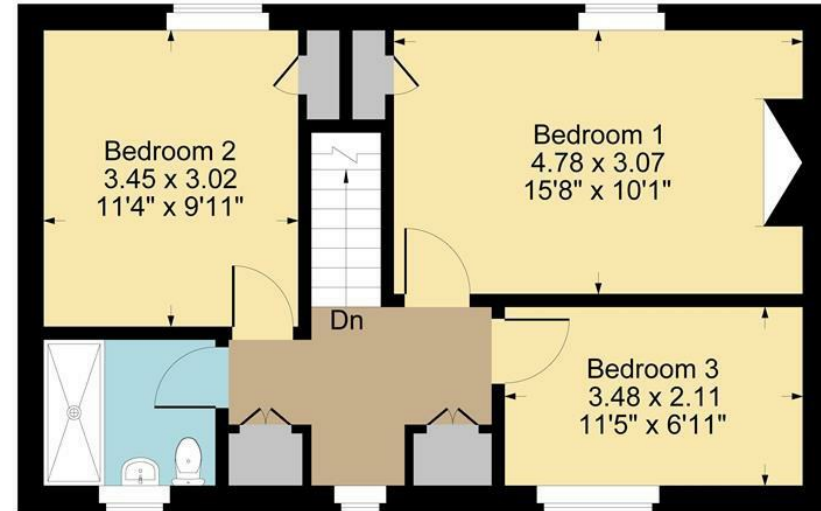


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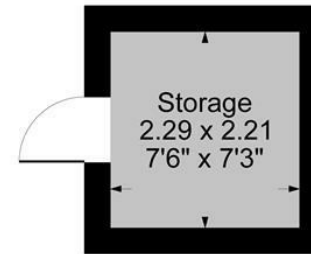


Ground Floor

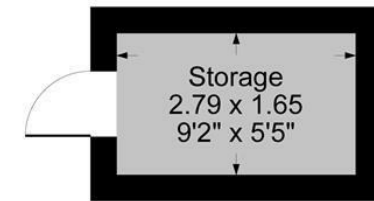
Approximate Gross Internal Area
 Ground Floor = 66.91 sq m / 720 sq ft
 First Floor = 47.05 sq m / 507 sq ft
 Outbuilding 1 = 05 sq m / 54 sq ft
 Outbuilding 2 = 05 sq m / 50 sq ft
 Total Area = 123.96 sq m / 1331 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

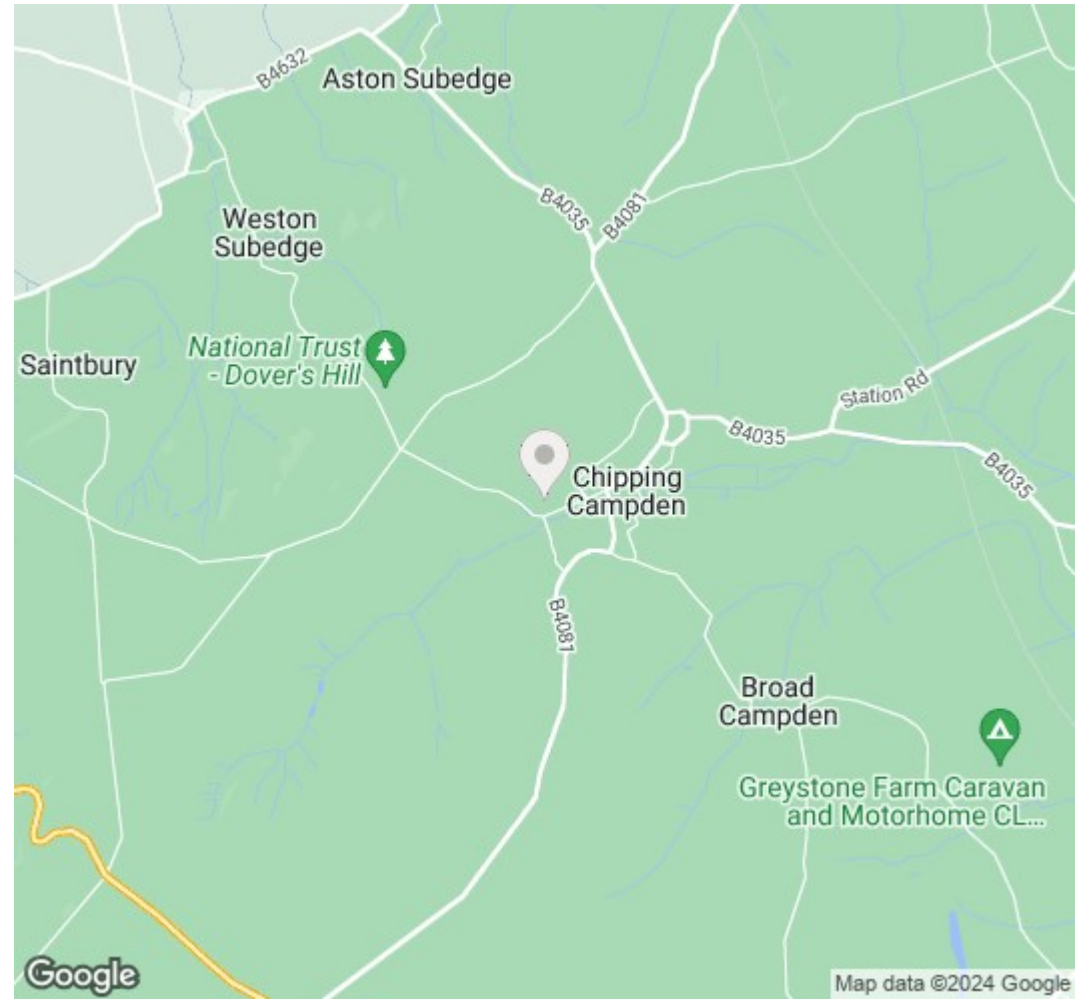


Outbuilding



Outbuilding





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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