

Three bedroom link-detached home with ground floor bedroom and ensuite. Built as part of an award winning development in the heart of Mickleton, the property would now benefit from updating.

Sitting/dining room, kitchen, conservatory, bedroom and ensuite shower room all on the ground floor. On the first floor are two bedrooms and family bathroom.

Outside there is a single garage, driveway parking and pretty enclosed 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.

HALL With stairs to first floor and useful storage cupboard.

SITTING ROOM Dual aspect with gas fire and open to the dining room.

DINING ROOM Dual aspect with serving hatch into the kitchen.

KITCHEN Fitted kitchen with a range of wall and base units, gas hob and twin oven. Space for Fridge/freezer, washing machine and dishwasher. Doors to both the hall and the conservatory.

CONSERVATORY Stone base with a tiled floor and French doors at both ends.

BEDROOM Double bedroom on the ground floor with window to the front and fitted wardrobe. Ensuite shower room with w/c, hand basin, and shower cubicle.

BEDROOM Double bedroom with dormer windows to both front and rear. Storage cupboard.

BATHROOM Coloured suite comprising bath with shower over, w/c and hand basin.

BEDROOM Single bedroom with storage cupboard.

OUTSIDE To the front of the property is driveway parking for a car and side access to the garden. The garden is mainly to the side of the property and is mature with a lovely range of plants and shrubs. There is a patio area behind the garage to the side of the conservatory offering a sheltered seating area. The single garage has power and light.







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 F**

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

DIRECTIONS: Leave Chipping Campden on the B4035 Aston Road. Turn right onto the B4081 Campden Road. At the mini roundabout turn right onto the B4632 and continue along the High Street past the post office and village shop. Just before the butchers turn left into Back Lane, and Inverlea Court is the third close on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

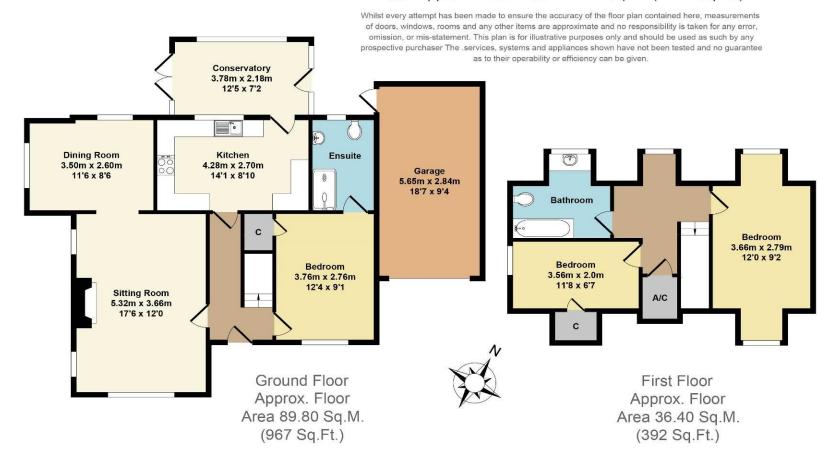
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Inverlea Court, Mickleton, GL55 6TZ Total Approx. Floor Area 126.20 Sq.M. (1358 Sq.Ft.)



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