

Peter Clarke



3 Inverlea Court, Mickleton, Gloucestershire, GL55 6TZ

O.I.E.O. £375,000

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.

**REGULATED BY RICS**

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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 representations 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings; (iv) 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 (v) 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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Peter Clarke

Six offices serving South Warwickshire & North Cotswolds