



Wolds End Close, Chipping Campden, GL55 6JW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*****CHAIN FREE - SPACIOUS & BEAUTIFULLY PRESENTED HOME WITH SINGLE GARAGE - SHARE OF FREEHOLD*****

A great opportunity to purchase this two-bedroom spacious maisonette with parking and garage, set in a desirable location within walking distance of the Chipping Campden town centre.

The property is being offered to the market with NO ONWARD CHAIN, and briefly comprises; entrance hall with storage and stairs rising to the first floor.

On the first floor is a landing with doors to a spacious double bedroom with shower room en-suite, separate washroom/WC, light and airy living room with access to the beautifully fitted kitchen.

On the second floor is a generous gallery landing with door into another spacious double bedroom with wardrobe.

The property also benefits from a long lease, UPVC double glazing and gas central heating throughout, and single garage.





Key Features

- NO ONWARD CHAIN
- TWO BEDROOM
MAISONETTE
- BEAUTIFULLY PRESENTED
- FITTED KITCHEN
- LIGHT & AIRY LIVING ROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM &
SEPARATE WC
- PRIVATE ENTRANCE
- SINGLE GARAGE
- EPC = C

Guide Price
£325,000

Chipping Campden

Chipping Campden is one of the best known Cotswold towns set at the northern end of the Cotswold Hills, famous for its High Street and mixture of fine old houses and buildings. The town has an excellent range of shops with more specialised amenities and facilities provided by Stratford-upon-Avon and Cheltenham. There are bus services and the area is well known for its accessibility to a number of important regional centres. The town is also well served with numerous clubs and societies, ranging from sports to social activities and creative arts festivals. There is also a mainline railway station at Moreton-in-Marsh for London (Paddington). There are Churches of different denominations and an excellent selection of local schools.

Additional Information

Tenure: We understand that the property is for sale Leasehold.

Charges: Estate Maintenance Charges apply

Local Authority: Cotswold District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C.

EPC Rating: C

The Freehold is held by The Wolds End Residents Association of which the owner(s) of the property is automatically a share holder.

Agents Note

(i) This property is located within the Chipping Campden Conservation Area and the Cotswolds Area of Outstanding Natural Beauty (AONB).

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





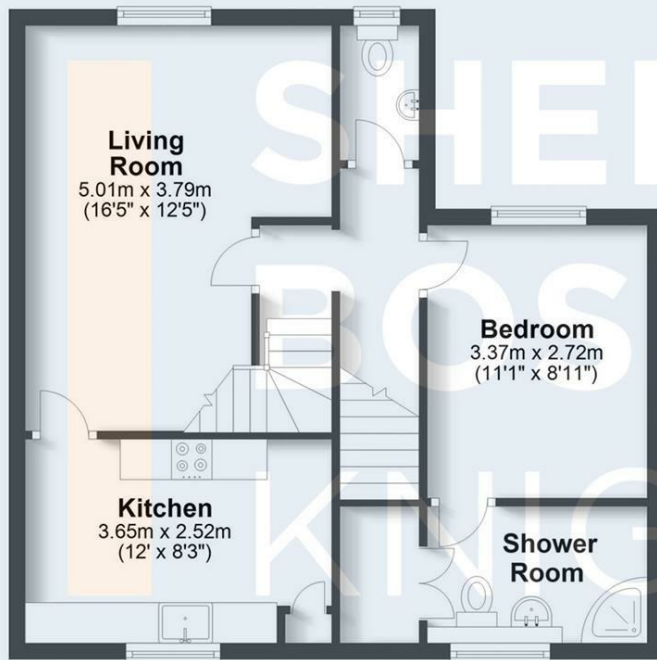


Floorplan



First Floor

Approx. 51.4 sq. metres (552.7 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



Total area: approx. 74.3 sq. metres (799.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority
Cotswold District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.