

Peter Clarke



Bramble Cottage 7 The Bank, Marcliff, Bidford-on-Avon, B50 4NT



- Chocolate box cottage surrounded by open views
- In need of modernisation and improvement
- Two reception rooms
- Walking distance of the River Avon



£300,000

Nestled in a picturesque setting in the riverside hamlet of Marcliff, is this one-bedroom 'chocolate box' cottage boasting open views across the Vale of Evesham and offering a great opportunity for modernisation and improvement. "Bramble Cottage" features a cosy snug with flagstone flooring and feature fireplace, breakfast kitchen, downstairs bathroom and additional reception space added on in the 1960s. Surrounded by greenery, this property is a true gem. NO ONWARD CHAIN.

#### ACCOMMODATION

Entrance hall. Sitting Room, being triple aspect with sliding doors to patio. Breakfast Kitchen comprising wall and base units with work surface over and incorporating sink and drainer unit, space for cooker and fridge freezer, door to rear. Snug, being dual aspect with a feature inglenook fireplace, flagstone flooring. Bathroom with pale pink suite comprising bath with shower over, WC and pedestal wash hand basin.

To the first floor is a useful Landing space currently used for storage, and a Bedroom.

Outside, is a wrap-around garden with the majority of lawn being to the front and benefiting from the open feel of surrounding hills.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Night storage heating.

**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 D.

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

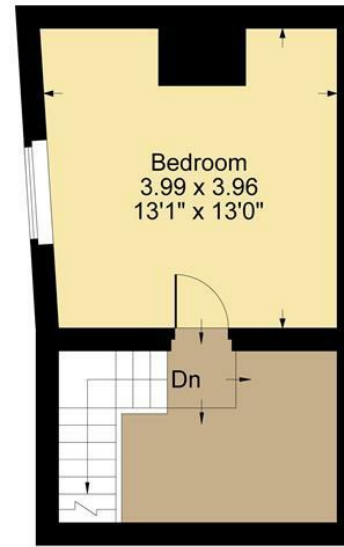
**VIEWING:** By Prior Appointment with the selling agent.



Bramble Cottage, 7 The Bank, Marcliff



Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 56.95 sq m / 613 sq ft  
First Floor = 24.90 sq m / 268 sq ft  
Total Area = 81.85 sq m / 881 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.







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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