

Peter Clarke

IN ASSOCIATION WITH

Winkworth



1 Tadpole Cottages, Chapel Lane, Mickleton, Gloucestershire, GL55 6SD

- Two bedroom cottage
- Kitchen/dining room
- Utility with washing machine plumbing
- Bathroom with shower over the bath
- Garden and outside store shed
- Parking space
- No onward chain
- Number one and two could be purchased as one lot.



£350,000

Two bedroom semi detached cottage with parking and useful outbuildings. Kitchen/diner, sitting room and a useful utility space opening onto the garden. On the first floor there are two bedrooms and a family bathroom. No onward chain. Both number 1 and the adjoining cottage are for sale and could be purchased in one lot as a complete project. No onward chain.

#### MICKLETON

An attractive village which offers a good range of local amenities which include the General Stores, Butchers, Primary School, two Inns, Hotel and a historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles away which is renowned for its quaint High Street shops and pubs,. Moreton-in-Marsh (11 miles away) and Honeybourne (3.7 miles away) both have main line railway stations with regular services to London.. The historic town of Stratford upon Avon is just under nine miles drive away offering a comprehensive range of cultural, social and recreational amenities.

#### ACCOMMODATION

The front door opens into a hallway with stairs to the first floor. sitting room to the front of the property which is dual aspect and a kitchen diner to the rear which has an addition of a utility space on the back. This in turn opens out onto the garden. On the first floor, there are two bedrooms and a family bathroom. Outside there is an enclosed rear garden with useful outbuildings and a gate at the far end which opens onto your allocated parking space.

#### GENERAL INFORMATION

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

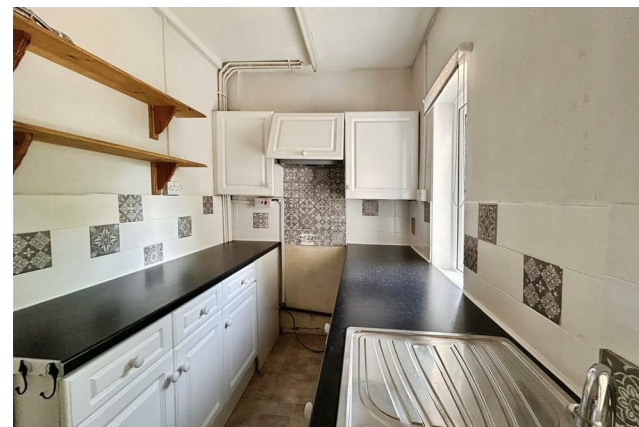
**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

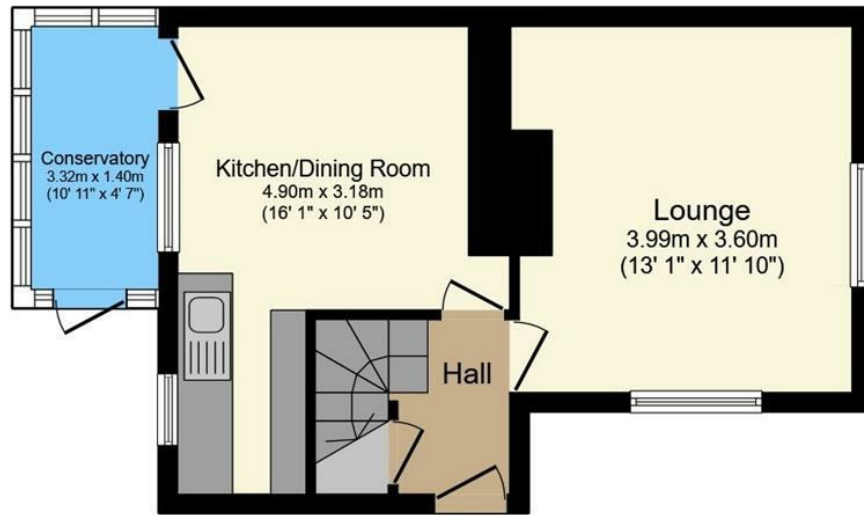
**COUNCIL TAX:** Council Tax is levied by Cotswold District Council and is understood to lie in Band C.

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

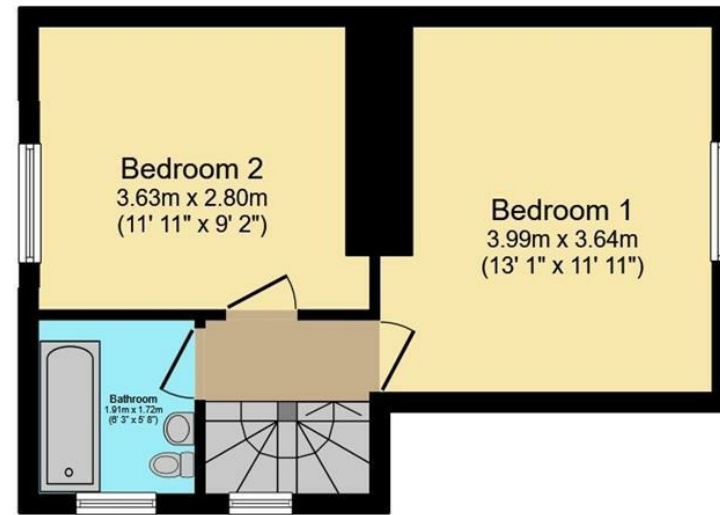
**VIEWING:** By Prior Appointment with the selling agent.



# 1 Tadpole Cottages, Mickleton, GL55 6SD



Ground Floor



First Floor

Total floor area: 71.6 sq.m. (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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