

15 Coronation Close, Chipping Campden, GL55 6BQ

Offers over £400,000

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CHRISTIAN LEWIS PROPERTY



15 Coronation Close

Chipping Campden, GL55 6BQ

- Two double bedrooms
- Small courtyard garden
- Huge driveway with ample parking
- Close to Chipping Campden

Tucked away within a peaceful cul-de-sac, just a short stroll from the historic centre of Chipping Campden, this beautifully presented two-bedroom home occupies a generous corner plot and offers an excellent opportunity to enjoy the very best of Cotswold living, with a wealth of local amenities conveniently close at hand.

The property has been thoughtfully maintained and tastefully updated throughout, providing comfortable and versatile accommodation. At the heart of the home is a stylish, modern kitchen, fitted with a comprehensive range of contemporary units and integrated appliances, creating a bright and practical space for everyday living and entertaining.

The ground floor further benefits from two well-proportioned reception rooms, offering excellent flexibility to suit a variety of lifestyles. Whether used as inviting living and dining spaces, a home office or an additional sitting room, they provide ample room to relax, work and entertain.

To the first floor are two generously sized double bedrooms, both enjoying plenty of natural light, together with a well-appointed modern bathroom.

Further benefits include double glazing and gas central heating, ensuring comfort throughout the year. Externally, the property enjoys the advantage of a generous corner plot, providing ample off-road parking for several vehicles. To the rear is a private courtyard garden, complemented by a substantial storage shed with power, offering useful additional storage or potential workspace.

Combining a peaceful setting, versatile accommodation and a highly convenient location within walking distance of Chipping Campden town centre, this appealing home is an ideal opportunity for those seeking a comfortable Cotswold property.





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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Cotswold
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating D

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Agent's Note: S.157 Housing Act 1985

Agent's Note: S.157 Housing Act 1985 – 15 Coronation Close was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.



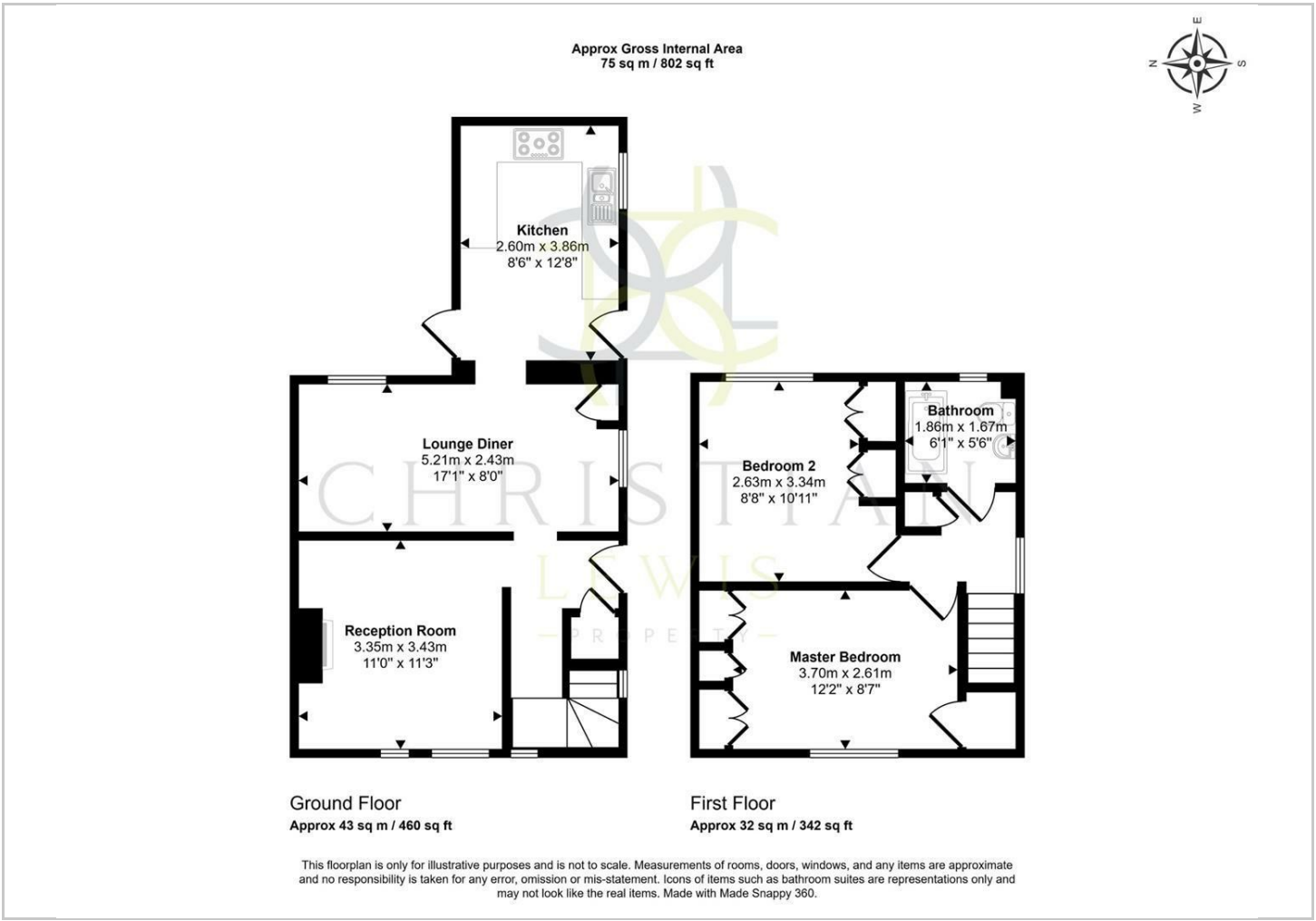








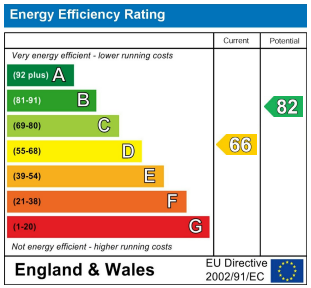
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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