



18 Ballards Close, Mickleton, Chipping Campden, Gloucestershire, GL55 6RS

- Two bedroom detached bungalow
- Kitchen/diner
- Sitting room
- Bathroom
- Pretty rear garden
- Parking for several cars
- Detached single garage
- No onward chain



Asking Price £380,000

Two bedroom detached bungalow in a highly sought after close in Mickleton. The property has sitting room, two bedrooms, bathroom, kitchen/diner and a utility room. Outside there is a detached garage, plenty of driveway parking and a pretty rear garden. No onward chain.

MICKLETON

Mickleton is situated 3 miles south of Chipping Campden, in the much sought after catchment area for Chipping Campden school. Shakespeare's Stratford upon Avon is approximately 6 miles away. The property is also within 3 miles of the intercity station of Honeybourne with direct services to Reading and London. Mickleton is also the home of The Threeways Hotel with its famous 'Pudding Club' and two other village pubs. There is a thriving local community with many clubs and societies based at the King George Village Hall and The Threeways Hotel, a village store, butcher, church and primary school. The wool town of Chipping Campden offers everyday shopping facilities and doctor's surgery. There is also a medical centre in nearby Quinton with more shopping and cultural facilities in Stratford upon Avon with its Shakespearean connections.

ACCOMMODATION

The front door opens into the hall with doors off to principal rooms and a storage cupboard. The Sitting room is to the front of the property with gas fire and picture window. The second bedroom also takes advantage of the views to the front. The main bedroom overlooks the garden. The bathroom has a white suite comprising bath with shower over, w/c and hand basin. The kitchen has tall storage cupboards as you enter the room, and then opens into the a fitted kitchen. A door opens into the utility with door to the rear garden. The property is set back from the road on a corner plot with driveway for a couple of cars. there is a single garage and a gate to the rear garden which has a patio area, lawn and flower beds.

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 the Local Authority and is understood to lie in Band D.

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

Listed: No | Broadband: Ultrafast (Checked on Ofcom Jul 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Jul 26)

VIEWING: By Prior Appointment with the selling agent.

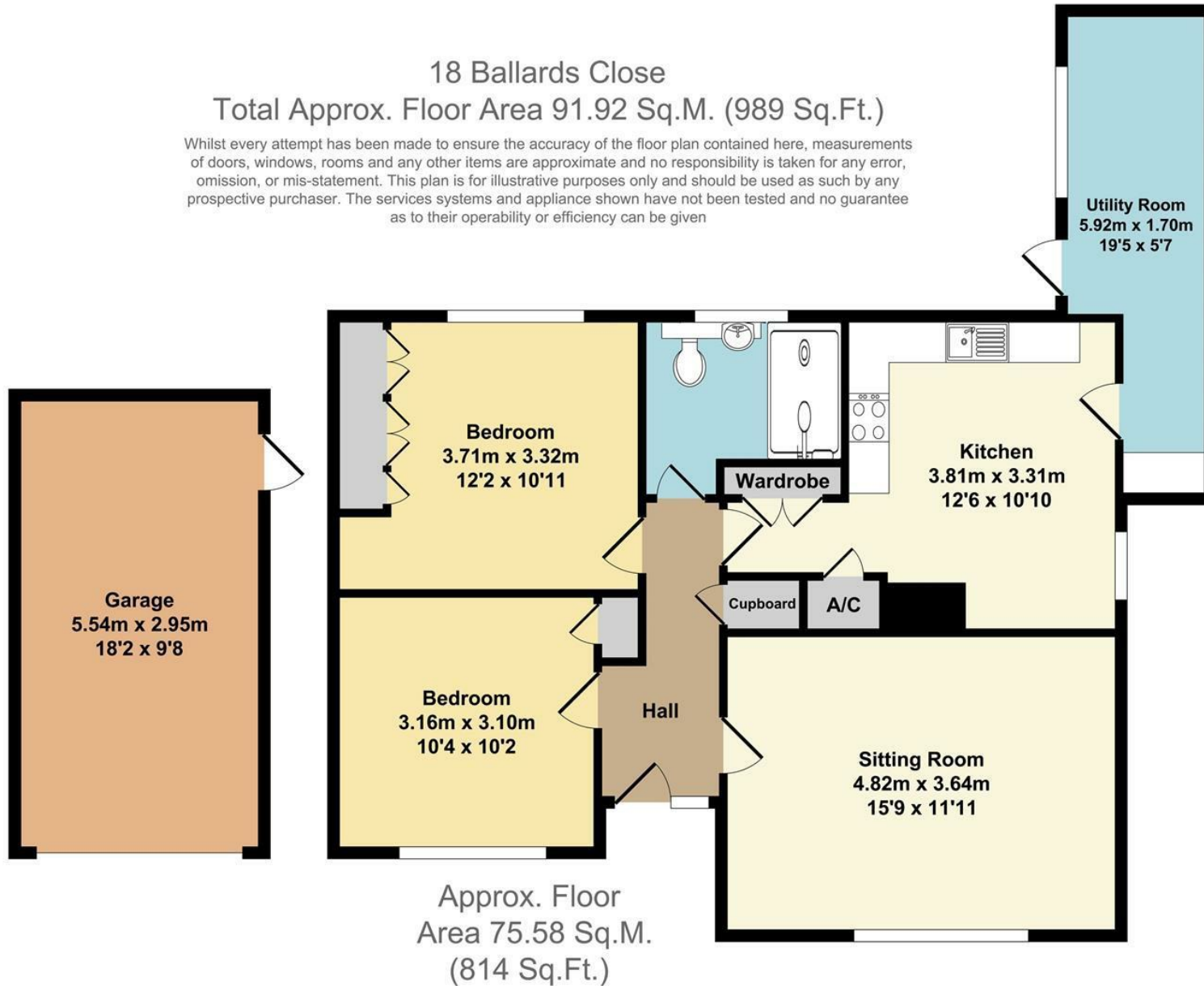
AGENTS NOTE

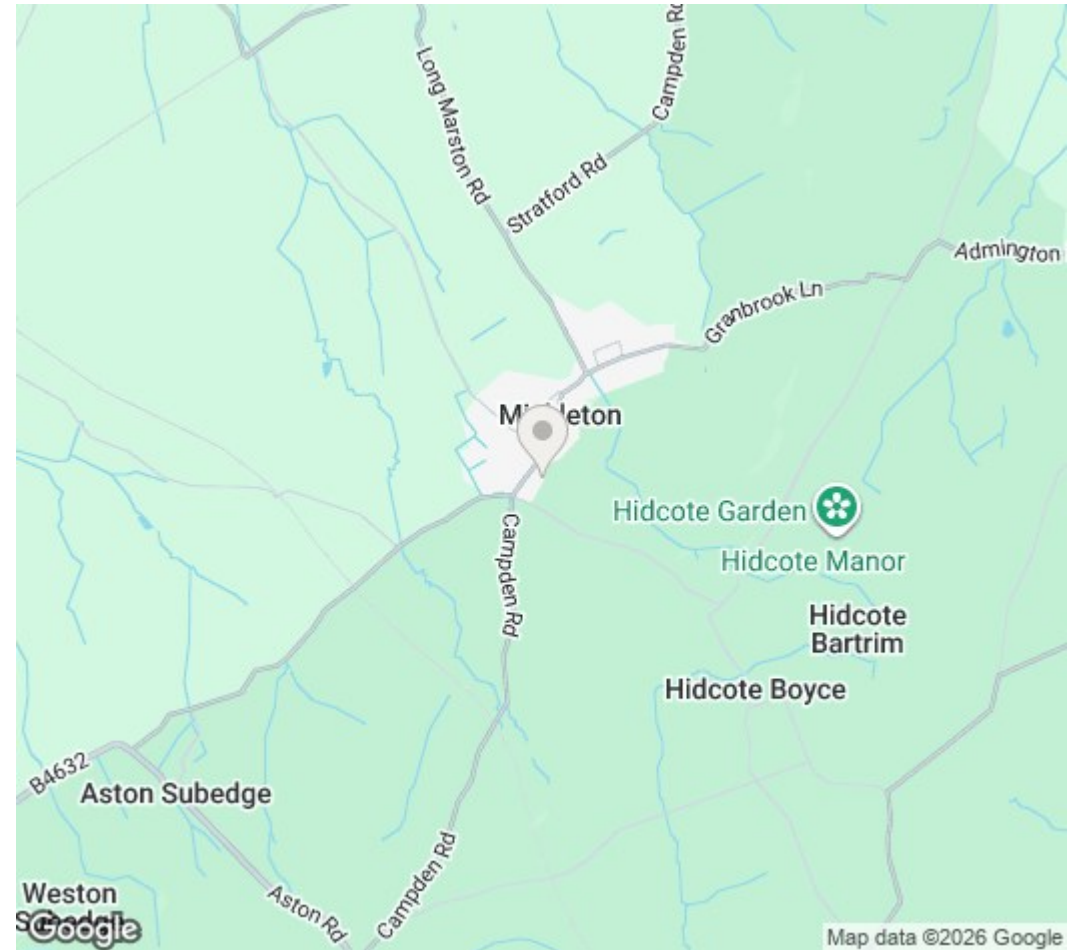
Please note that the picture of the garden has been improved with green grass using AI



18 Ballards Close
Total Approx. Floor Area 91.92 Sq.M. (989 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

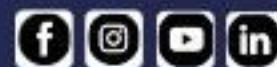




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