



NIKKI HOMES
PROPERTY CONSULTANTS

Littleworth, Chipping Campden
£420,000

5 bedroom terraced house for sale | Freehold

Being offered to the market is this extended, five bedroom terraced home that is positioned within the sought after market town of Chipping Campden and with planning in place for a further two storey extension.

Chipping Campden is a beautiful example of a true Cotswold market town and offers an array of locally ran shops and businesses as well as an outstanding rated primary school. For those that love countryside walks and trips to local pubs then this is the location for you.

To the ground floor the property comprises; entrance porch leading onto the hallway, living through dining room, large "L" shaped breakfast kitchen with integrated dishwasher and over, separate utility room and w/c.

The first floor offers three bedrooms of which two are spacious doubles as well as a three piece family bathroom and a landing that leads up to the second floor which provides two further bedrooms. The upper floors offer flexible accommodation where bedrooms could become office space, en-suites or dressing rooms.

To the rear of the property there is a wonderful, family sized garden, predominantly laid to lawn, with patio area off the kitchen and pathway leading down to a space perfect for a children's play area.

Also benefitting from a spacious gravelled drive to front that offers parking for several vehicles along with storage shed.

There is planning permission under ref 21/03148/FUL for a two storey extension to the rear of the property.

Viewings - Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

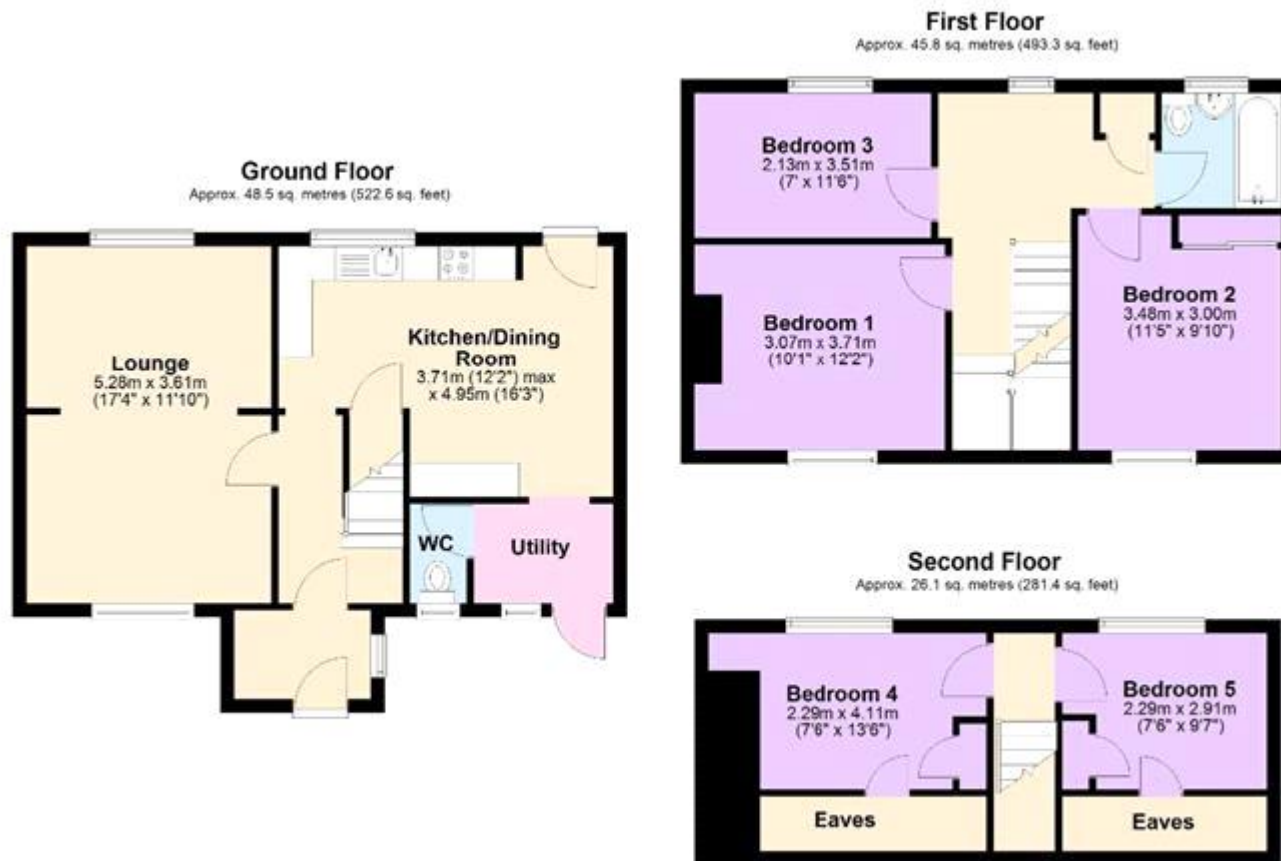
Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty what ever in relation to this property on behalf of WHF, nor enter into any contract on behalf of the Vendor
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.