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38 Meon Road

Mickleton
Gloucestershire, GL55 6TD

Price £297,500 Freehold

Mickleton

Is situated in the north of the county of Gloucestershire, between Chipping Campden to the south and Stratford-upon-Avon to the north. The village offers a genuine community with many facilities not normally found in a village of this size. There is a hotel, two public houses, newsagent /post office, village store, Church, village hall, together with a pre-school play group, primary school and various clubs and societies.

The Property

A semi-detached three bedroom house with one downstairs bedroom that has been extended and much improved with a recently re-fitted kitchen and shower room, modern conservatory, uPVC double glazing, a recently fitted gas fired condensing combination boiler, cavity wall insulation and solar panels to reduce energy costs. The accommodation is well



presented and benefits from front and rear gardens with lawn and stone paving as well as parking and a garage, all within a quiet residential road just beyond the village centre.

THE ACCOMMODATION

Porch

With uPVC double glazing on two sides, a black brick floor and a frosted double glazed door with side screen to the:

Entrance Hall

Having painted timber wall panelling along one wall, a phone point, pine panelled doors to all the downstairs rooms and a staircase to the first floor.

Sitting Room

At the rear of the property with a stone feature mantelpiece with a timber top, TV aerial and phone points and double glazed sliding doors to the:

Conservatory

Of UPVC double glazed construction under a part pitched cellular roof with timber laminate flooring, fitted vertical blinds, an electric heater and a double glazed door to the patio and garden beyond.

Dining Room

A useful space that has been extended by the current owner to offer both dining and reception space with a TV aerial point and a double glazed door and window to the rear garden.

Kitchen

Recently re-fitted with high-gloss, cream coloured soft-close drawer units that include deep pan drawers and tall larder units with stone effect worksurfaces, an inset stainless steel sink with Brita filter mixer tap, an inset electric hob with stainless steel canopy over, an integrated Electrolux eye-level electric double oven and space with plumbing for a washing



machine, fridge and slimline dishwasher. There are slate effect ceramic floor tiles, wall cupboards with concealed lighting below, a modern spotlight track, windows with wooden blinds to the side and rear and a frosted uPVC double glazed door to the covered side access.

Bedroom One

On the ground floor with a shallow but wide bow window to the front and a range of pale timber effect bedroom furniture including wardrobes, drawers, bedside units and further storage over the bed space.

Shower Room

A good size and recently re-fitted with an attractive modern suite of WC, pedestal washbasin and a particularly large shower tray with glass screens, chrome mixer shower and 'mosaic' feature tiles within the white tiled splashback. There are stone effect floor tiles, a chrome heated towel rail, modern spotlight fitting, a frosted window and built-in airing cupboard with slatted shelves.

First Floor Landing

With a dormer window to the rear and pine doors to the bedrooms and cloakroom.

Bedroom Two

Having a dormer window to the rear and access to the fully boarded eaves storage space.

Bedroom Three

With a Velux skylight window with 'blackout' blind, a frosted window to the end gable and a useful store cupboard that houses the recently fitted gas fired Worcester combination boiler and the inverter for the solar panels.

Cloakroom

Fitted with a WC and pedestal washbasin with some ceramic tiling, an extractor fan and a vinyl floor.

OUTSIDE

To the Front

A block paved drive provides plenty of parking and access to the garage alongside a shaped lawn with mature planted beds and feature shrubs.

Side Access

A timber gate opens to the passageway along the side of the property with a plastic roof, side pedestrian door to the garage and kitchen and a further door to the rear garden at the far end.

The Rear Garden

Enclosed within timber fences and set to stone paving with mature planted beds at the edges, a raised stone patio to the conservatory doors, a timber shed and pergola for seating at one corner.

GENERAL INFORMATION

Energy Performance Certificate: Band D

Services

Mains gas, electricity, water and drainage are connected to the property. The central heating system and hot water are provided by the gas fired combination boiler.

Solar Panels fitted to the rear roof supplement the electric supply with any excess energy used to offset the cost of the mains supply.

Council Tax

Listed in band C resulting in a charge of £1,436.68 for 2018/19, payable to Cotswold District Council.

Fixtures & Fittings

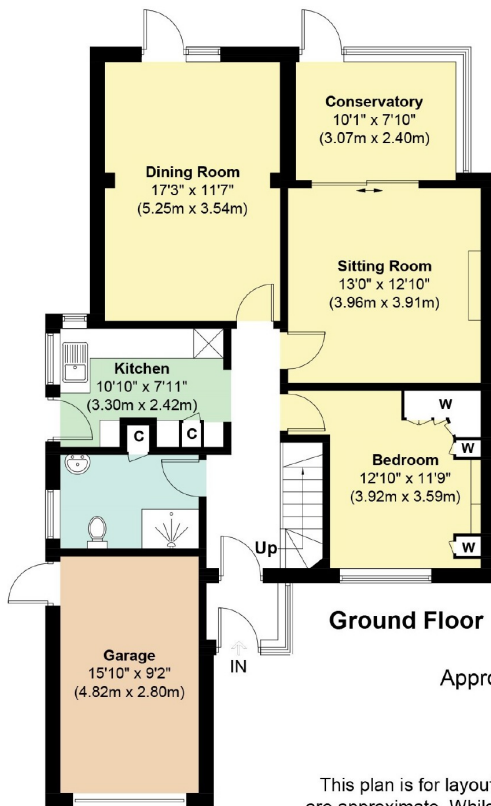
All those fixtures and fittings, as described in these particulars, together with the fitted carpets and blinds are included in the purchase price, the remainder being expressly excluded.

Reference: C1265/0918.

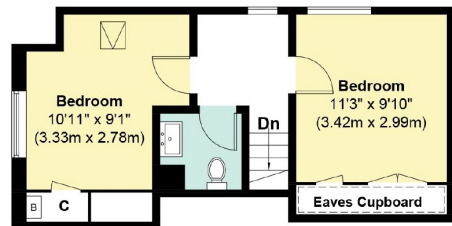


These sketch plans are not drawn to scale and are provided for information purposes only. They should not therefore be relied upon for any works to be carried out.

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First Floor



Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft
(Excluding Eaves)

Garage = 13.6 sq m / 146 sq ft

Total = 126.8 sq m / 1364 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID475474)