



HARRISON
Sales &
Lettings
HARDYEN

Mays Crescent, Northleach



Located in the popular market town of Northleach, this three-bedroom terraced home has been recently refurbished throughout and offers an ideal opportunity for first-time buyers or families alike.

Step through the front door into a welcoming entrance hall, to the left, you'll find a contemporary shaker-style kitchen, beautifully finished and equipped with integrated appliances, including double ovens, a fridge freezer, dishwasher, and a wine cooler fridge. There's ample space for a dining table and chairs, and double doors open out onto the decked area of the rear garden, perfect for entertaining or relaxed outdoor dining. To the right off the entrance hall, a cosy living room awaits, complete with a log burner for those colder evenings. From here, continue through to the rear hallway, where you'll find the stairs to the first floor, a WC, and a versatile gym or office space within the modern extension.

Upstairs, there are three bedrooms, two doubles and one single. Both the principal bedroom and the single bedroom feature built-in storage, providing practical convenience. Completing the first floor is a modern bathroom, fitted with a bath and overhead shower.



Outside, the rear garden enjoys a south-east facing aspect and is thoughtfully tiered, offering decked areas, raised beds, and a lawn. Additionally, there is a outside store which is attached to the rear of the property. To the front, the north-west facing garden is also tiered, with a patio pathway leading down to the front door, bordered by flower beds and lawned areas on either side.

Finally, there is communal allocated parking conveniently located close to the property.





EPC: E

Council Tax Band: B

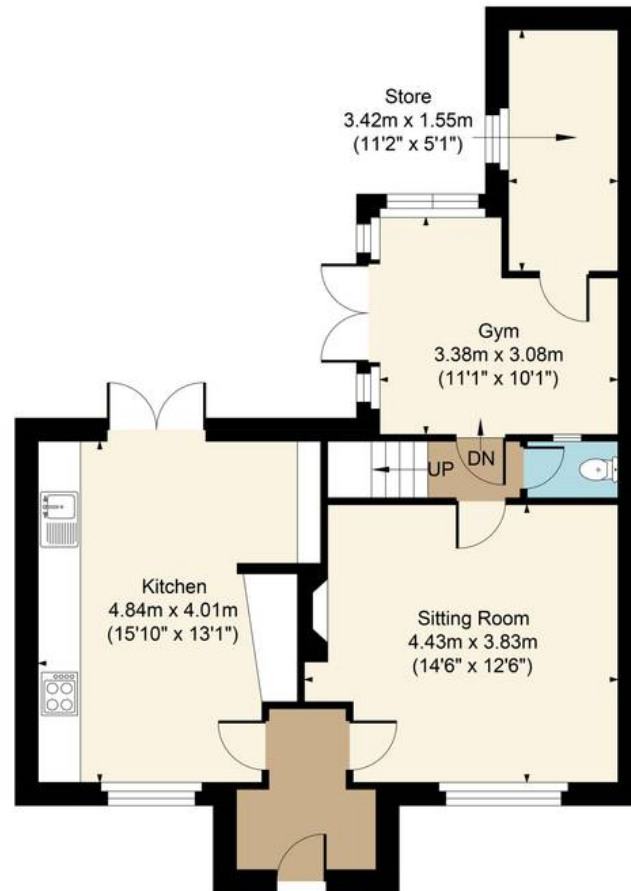
Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

AGENTS NOTE S.157 Housing Act 1985 – This property 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 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.

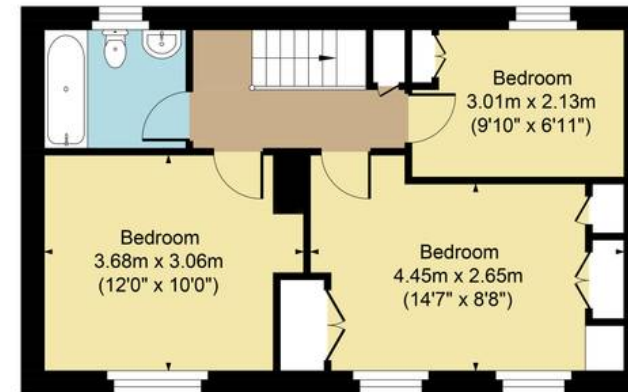
Northleach is a former medieval wool town with many fine historic buildings and a beautiful Parish Church. The town is well served with shops for day to day requirements including a Post Office, Chemist, Doctors Surgery, Museum and a variety of pubs/restaurants. There are primary schooling and pre school nursery facilities. The town is easily accessible, lying on the cross roads of the Fosseway (A429) and the Cheltenham to Oxford Road (A40).

What3Words: ///wove.gently.digesting

Main House Approx. Gross Internal Area:- 82.12 sq.m. 884 sq.ft.
 Store Approx. Gross Area:- 5.30 sq.m. 57 sq.ft.
 Gym Approx. Gross Area:- 8.99 sq.m. 97 sq.ft.
 Total Approx. Gross Area:- 96.41 sq.m. 1038 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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