

established 200 years

Tayler & Fletcher



20 Nostle Road, Northleach, Cheltenham GL54 3PF

Guide Price £225,000

A well presented mid terraced 2 bedroom house with private south facing rear garden and parking space, set in a popular residential location on the edge of the town a short walk from all the town amenities.

taylorandfletcher.co.uk

LOCATION

Nostle Road is situated on the Eastern edge of Northleach, a charming former wool market town set in the heart of the Cotswolds. The town has a thriving community centred around the historic parish church of St Peter and Paul dating from the early 12th century. It has an excellent variety of shops including an award winning butcher, a vintner, chemist, good pubs/restaurants, a Post Office and doctors surgery. The town provides excellent access on to the A40 with Cheltenham to the west and Oxford and London to the east. The Fosse Way provides access to Bourton-on-the-Water, Stow and Birmingham to the north and Cirencester and Swindon to the south. There is excellent schooling in both the state and private sectors in the area and public schools in Oxford and Cheltenham. The area provides a fantastic range of outdoor leisure pursuits and there is racing at Cheltenham, Stratford and Newbury and theatres in Cheltenham, Oxford and Stratford.

DESCRIPTION

No.20 Nostle road comprises a well-positioned terraced two bedroom property set back off Nostle Road in a popular residential area on the edge of the market town of Northleach. The property is constructed of reconstituted stone elevations under a pitched tiled roof and provides a kitchen / dining room and sitting room on the ground floor with stairs rising to the first floor with two double bedrooms and a bathroom. The property enjoys a lovely southerly aspect to the rear with a small private garden with mature cherry tree, paved terrace and lawn. There is a separate parking space to the side.

Approach

Timber front door with opaque glazed insert and outside light to:

Entrance Hall

With mat well and pair of timber doors to cloaks cupboard with shelf and wall mounted electricity fuse box.

From the entrance hall painted timber door through to the:

Sitting Room

With stairs rising to the first floor. Double glazed casement window to front elevation, wall mounted rointe electric heater, recess under stairs.

From the sitting room opaque glazed painted timber door to:

Kitchen / Dining Room

With dining area and simply fitted kitchen comprising stainless steel sink unit, chrome mixer tap, range of below work surface cupboards and drawers, space and electric cooker point with brushes stainless steel splash back, range of eye-level cupboards, space and plumbing for washing machine and space for upright fridge freezer. Double glazed casement window over looking the rear garden and separate

part double glazed door to the rear garden. Timber laminate floor.

From the sitting room, painted timber balustrade and stairs rise to the:

First Floor Landing

With access to roof space and painted timber door to:

Bedroom One

With double glazed casement window looking out to the rear garden, rointe electric heater.

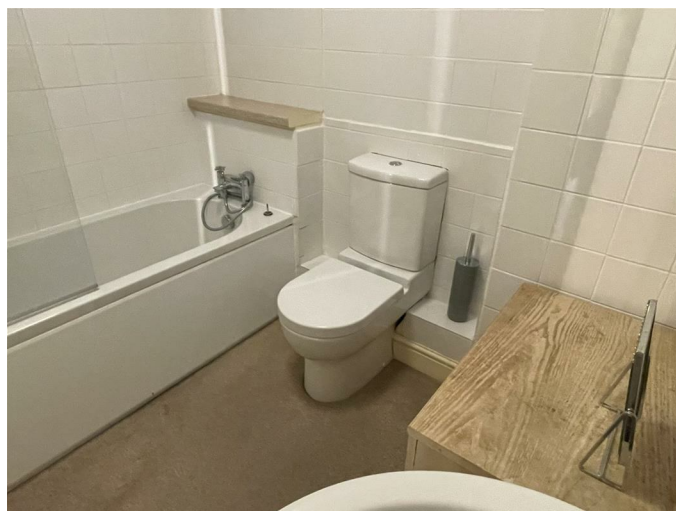
From the landing painted timber door to the:



Family Bathroom

With matching suite comprising panelled bath with chrome mixer tap and hand set shower attachment and separate shower with chrome fittings to the end and glazed shower panel, low-level W/C, pedestal wash hand basin, chrome heated towel rail and tiled walls.

From the landing, painted timber door to:



BedroomTwo

With two double glazed casements windows overlooking the front of the property, electric panel heater, painted timber door to airing cupboard over stairs with foam lagged hot water cylinder with pine slatted shelving.



OUTSIDE

No.20 Nostle road fronts on to Nostle Road with a small gravel terraced garden to the front, with retaining reconstituted stone wall and steps down to the front door with a bin storage area to one side. Set to the rear of the house and accessed from the kitchen / dining room is the rear garden with a paved terrace leading to the rear of the house and close board fencing to either side with the remainder of the garden laid to lawn with a mature cherry tree and variety of shrubs and plants. To the far end is a small detached storage shed.

SERVICES

Mains Electricity, Water and drainage are connected. Electric heating.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band C. Rate Payable for 2025/ 2026: £2,029.12

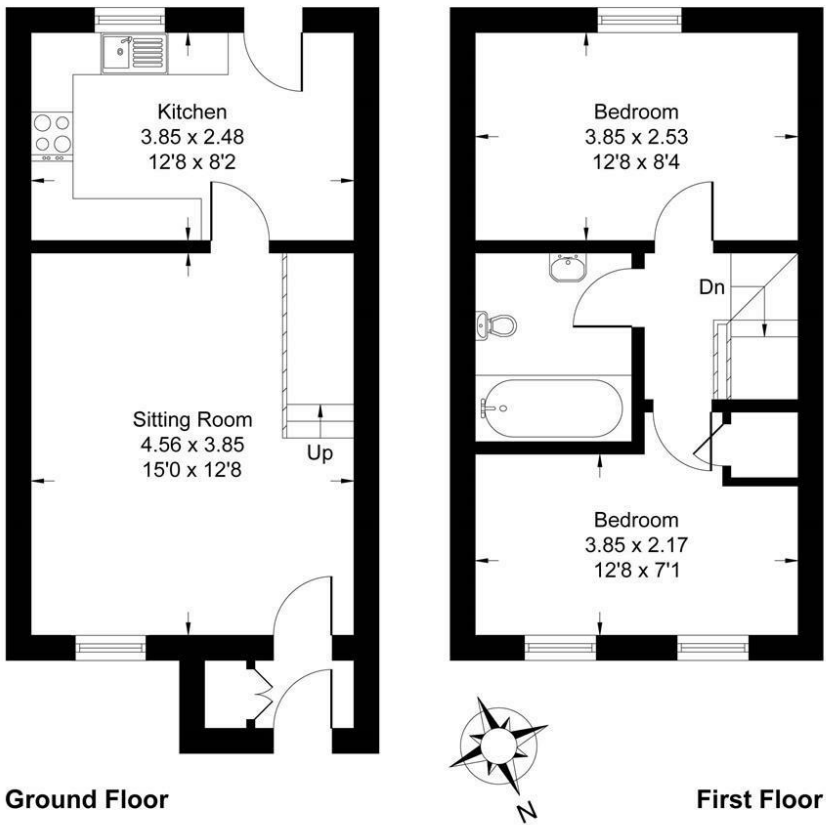
DIRECTIONS

From Bourton-on-the-Water take the A429 Fosse Way south. Proceed straight over the roundabout with the A40 and turn left at the traffic lights into Northleach. Continue straight through the centre of the Town and into the East End of Northleach, turning left into Nostle Road where the property will be seen on the left hand side.

What3Words: ///accusing.embellish.enlarge

Floor Plan

Approximate Gross Internal Area = 57.34 sq m / 617 sq ft

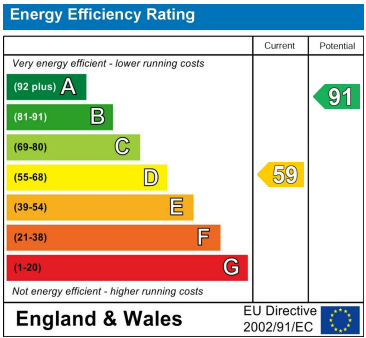


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.