

established 200 years

Tayler & Fletcher



72 King Georges Field, Stow-on-the-Wold GL54 1AT

Guide Price of £285,000

A 3 bedroom semi-detached property in need of modernisation with garden and parking.

taylerandfletcher.co.uk

Directions

From the Stow-on-the-Wold office of Tayler & Fletcher and at the junction with Park Street, bear left taking the Oddington Road, towards Chipping Norton. Take the fourth left turning into King Georges Field then take the first right towards Griffin Close and 72 King George's Field will be seen on the left hand side.

What3words

what3words///mailboxes.sound.bluffs

Location

Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre. There is also a secondary school at Chipping Campden. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Description

72 King Georges Field is a semi-detached house constructed of brick elevations under a tiled roof and incorporating uPVC double glazed windows throughout.

The accommodation comprises a sitting room, kitchen and utility room on the ground floor together with three bedrooms and a shower room on the first floor.

There is off road parking suitable for two vehicles in tandem together with a good sized garden to the rear. There is also the potential to extend subject to any necessary consents.

72 King Georges Field has been in the same occupation/ownership for many years and now gives a potential purchaser the opportunity to substantially renovate and modernise the property.

Accommodation

Gabled Porch, front door with central glazed panel. Staircase hall.

Sitting Room

Fireplace fitted with an electric fire, television point, laminated floor.

Kitchen/Breakfast Room

Stainless steel sink unit with single drainer with drawer and cupboards beneath. work surface with further range of drawers and cupboards beneath. Electric and Gas cooker point, door to under stairs storage with shelving and fixed glazed casement window. Door to utility room.



Utility Room

Wall mounted Worcester gas fired central heating boiler, tiled floor, space and plumbing for washing machine, double glazed casement window and semi-glazed and panelled door leading to the rear garden.

From the staircase hall stairs with timber hand rail lead to the first floor landing.

Bedroom 1



Shower Room

Walk in shower cubicle with a Mira Advance electric shower, low level w.c. wash hand basin.



Bedroom 2

Incorporating airing cupboard with slatted timber shelving and radiator. Picture rail.

Bedroom 3

Picture rail.

Outside

72 King Georges Field fronts the road and is approached via a timber pedestrian gate and concrete path leading to the front door or alternatively by a pair of timber gates to a gravelled drive/parking area suitable for two vehicles in tandem incorporating an inspection pit at the end of the drive.

The rear garden is approached either from a continuation of the concrete path leading by the side of the house or alternatively from the utility room. Concrete patio area immediately abutting the house leading to the remainder of the garden which is mainly laid to lawn and with a timber garden shed and bin store set in the far corner. The rear garden is bordered by a mixture of timber fencing and evergreen hedging.



Section 157 Restriction

72 King Georges Field was 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 or worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing.

Services

Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Tenure

Freehold.

Local Authority

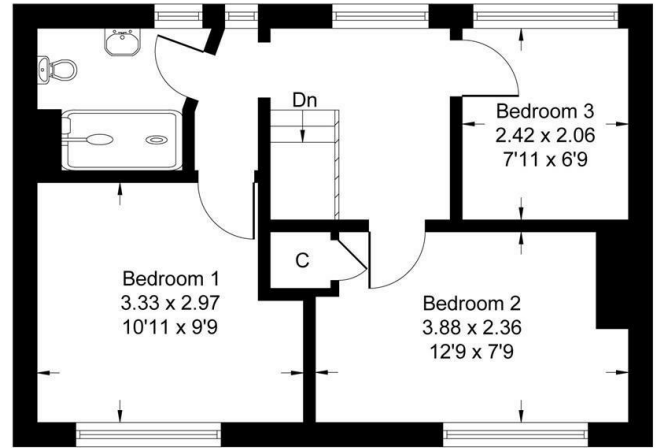
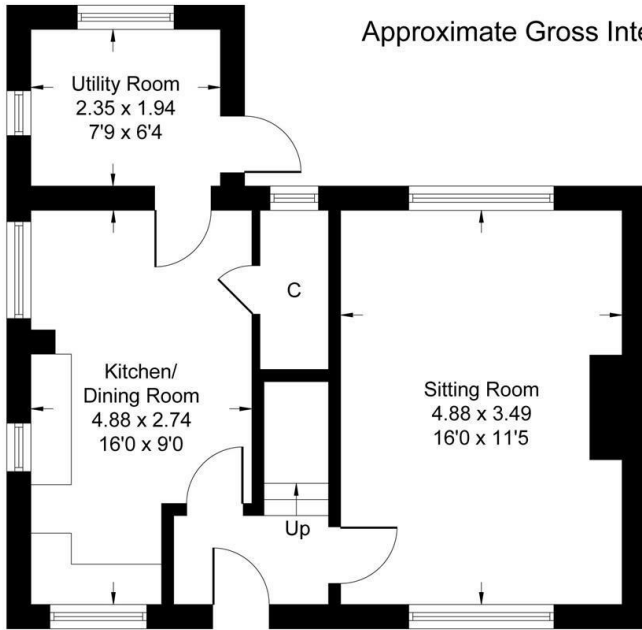
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

Council Tax

Band C. Rates payable for 2023 - 2024 £1,908.81

Floor Plan

Approximate Gross Internal Area = 76.80 sq m / 827 sq ft



Ground Floor

First Floor

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

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.