

established 200 years

# Tayler & Fletcher



4 Spring Gardens, Back Walls, Stow-on-the-Wold GL54 1DR

**Guide Price £299,500**

*A 3 bedroom semi-detached house in need of modernisation and benefitting from gardens and parking situated a short distance from the Town Square.*

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## Directions

From our Stow-on-the-Wold office of Tayler and Fletcher proceed up Sheep Street onto the Fosseway (A429). At the traffic lights turn left and take the first left hand turn, opposite Majestic Wines, onto Back Walls. The entrance to Spring Gardens will be seen on the right hand side and number 4 is the last house on the right. The access track leads on to parking for the adjoining cemetery and allotments.



## 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.



## S157 Housing Act 1985 condition

4 Spring Gardens, Stow-on-the-Wold was formerly part of the Local Authority housing stock which was transferred to Bromford Housing Association and as such contains a restrictive covenant which requires consent to purchase from Bromford. It is understood that any purchaser (or tenant) 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.

## Description

4 Spring Gardens is a semi-detached house constructed of rendered elevations under a pitched tiled roof. It is thought to have been built in the 1930's and has been in private ownership since the 1990's.

4 Spring Gardens has comfortable accommodation with a sitting room, separate kitchen/dining room, and cloakroom on the ground floor. On the first floor there are three bedrooms and a bathroom. The house would benefit from updating and modernisation.

A gravelled drive provides parking for two vehicles in tandem. There is a front garden and larger west facing garden to the rear.

4 Spring Gardens is set back off Back Walls and adjacent to the town cemetery and allotments.

## Entrance Lobby

2 casement windows with opening fan lights. Semi-glazed and panelled door to lobby with stairs leading to the first floor.

## Sitting Room

Wall mounted gas fire flanked to one side by cupboard. Double glazed casement window overlooking the front garden, coved ceiling, television and telephone point.



## Kitchen/Dining Room

Comprising a stainless steel sink unit with single drainer with surround to either side and with drawers and cupboards beneath. Space and plumbing for washing machine, space for electric cooker and space for below work surface refrigerator. Range of matching eye level cupboards. Casement windows overlooking the rear garden.

Door to

## Side Lobby

Partially beneath the stairs with door to

## Cloakroom

Low level w.c. Wall mounted Vaillant gas fired central heating boiler.

The rear lobby door leading to the side of the house.

From the front lobby stairs with painted hand rail lead to the first floor landing.

## Bedroom 1

Casement window overlooking the front garden and drive.

## Bathroom

L shaped and with a cupboard with slatted shelving above the stairs. Panelled bath, pedestal wash hand basin, low level w.c.

## Bedroom 2

With a view overlooking the rear garden.

## Bedroom 3

Double glazed casement window overlooking the rear garden.



## Outside

4 Spring Gardens is approached via a pair of timber gates leading to a gravelled drive flanked by a path and front garden which is mainly laid to lawn interspersed by a number of shrubs and surrounded by evergreen hedging and

timber close board fencing. the drive leads to a pre fabricated detached Garage 16' depth x 8'2" width.

A path leads to the front door alternatively round to the side of the property and to the back door and on to the rear garden, which is west facing and is mainly laid to lawn again interspersed by a number of shrubs and surrounded by timber fencing, evergreen hedging and a Cotswold stone wall forming the rear boundary. Timber garden shed.



## Tenure

Freehold.

## 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.

## Local Authority

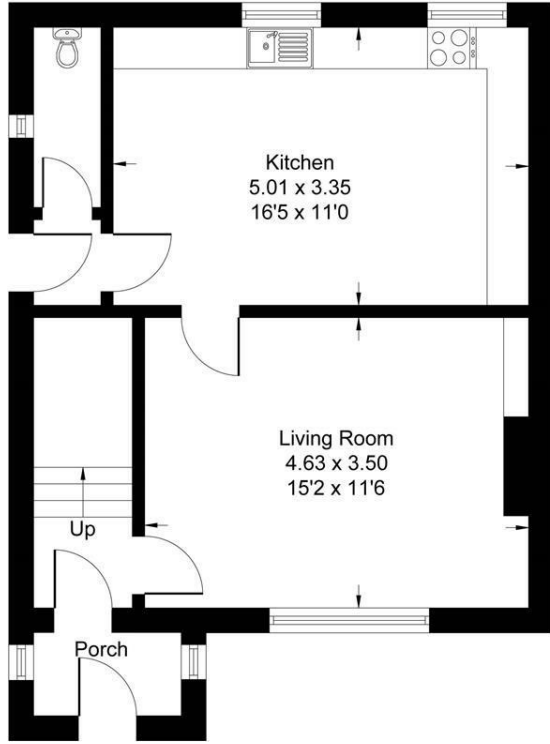
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

## Council Tax

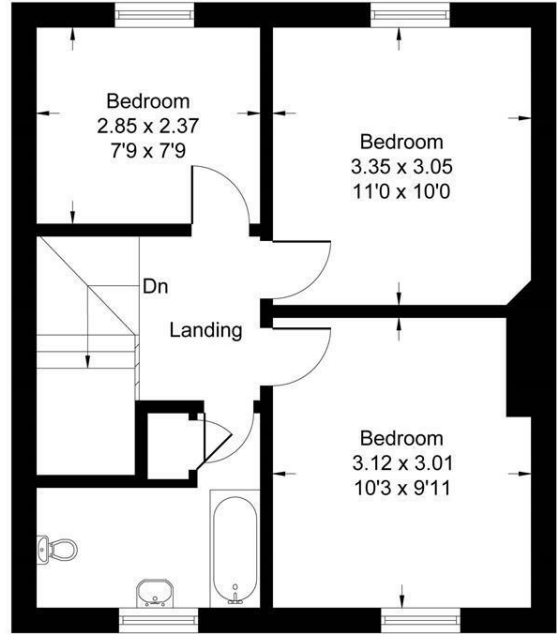
Band C. Rates payable for 2024 - 2025 £2,000.64.

# Floor Plan

Approximate Gross Internal Area = 85.89 sq m / 925 sq ft  
 Total = 85.89 sq m / 925 sq ft



Ground Floor

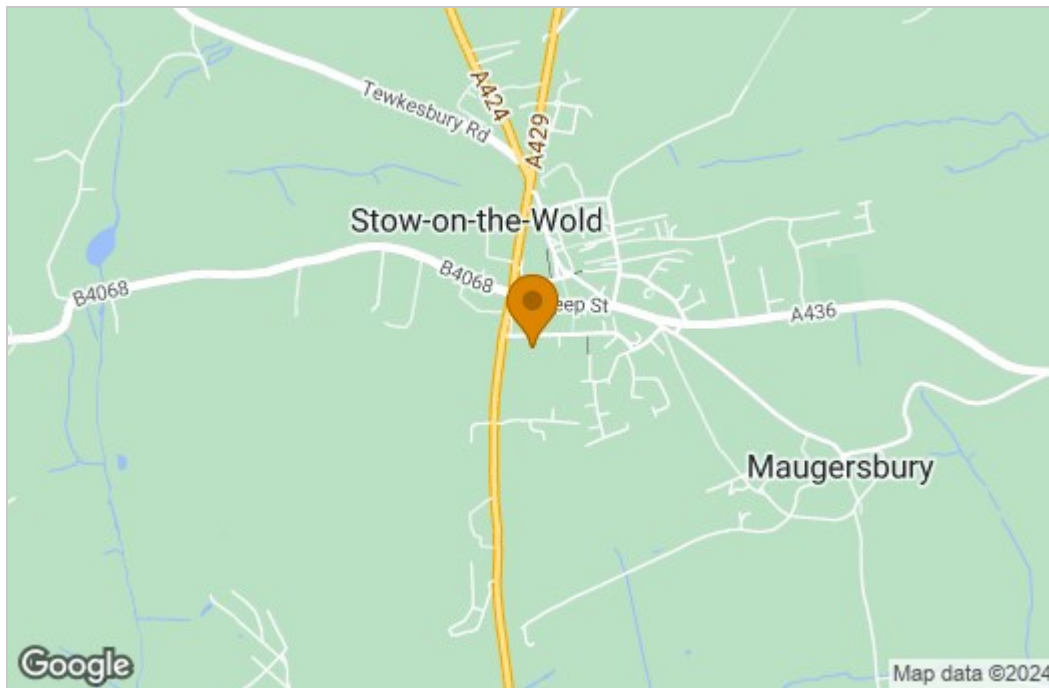


First Floor

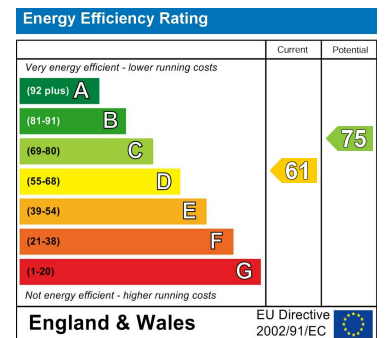


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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.