

established 200 years

Tayler & Fletcher



7 The Courtyard, Fossey House, Stow-on-the-Wold GL54 1DN

Guide Price £350,000

A comfortable mid-terrace 2 bedroom house set in a prestigious location within a short walk of amenities.

taylorandfletcher.co.uk

Directions

From the centre of Stow-on-the-Wold proceed across the square via the High Street. Opposite the Police Station, turn right into Parsons Corner. Turn left through the gates to Fosseway House. Follow the drive past Fosseway House and round to the left and 7 The Courtyard will be seen on the left hand side.

What3words

what3words///entry.trickster.skill

Location

7 The Courtyard forms part of the Fosseway House development and is situated in a pleasant and private position.

Fosseway House is well situated with access to either Well Lane or alternatively through a private pedestrian gate which gives access to the Fosseway with Tesco's to the north and The Square to the south.

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 hostelries 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 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 hostelries, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

Description

7 The Courtyard is a mid-terrace house constructed of rendered elevations under a pitched slate roof. It has an attractive gabled front facade with dormer windows set within the front and rear roof lines.

The house has comfortable accommodation with an entrance hall, cloakroom, kitchen and separate sitting room/dining room on the ground floor. On the first floor there are two bedrooms and a bathroom.

There is a dedicated car parking space together with visitors parking, a lovely courtyard garden and the opportunity to enjoy the communal gardens and environment generally forming part of Fosseway House.

Accommodation

Covered entrance. Outside light. Front door with central glazed panel and glazed panelling to one side.

Hall 6'4" x 4'7" (1.93m x 1.40m)

Built in cupboard. Tiled floor.

Sitting/Dining Room 20'5" x 9'9" (6.22m x 2.97m)

Incorporating the stairs leading to the first floor. 11 recessed ceiling spotlights, laminate floor and a pair of double glazed doors flanked with double glazed fixed and opening casements leading to the garden terrace. T.V. point.

Stairs with timber hand rail lead to the first floor landing. Airing cupboard with a foam lagged copper hot water cylinder with immersion heater and slatted timber shelving above. Separate deep wardrobe cupboard with hanging rail and shelving access to the roof space.

Kitchen 10'8" x 8'2" (3.25m x 2.49m)

Sink unit with single drainer and monobloc mixer tap set within a wide surround with drawer and cupboards beneath. Space and plumbing for washing machine, dishwasher and below work surface refrigerator. Lamona 4 ring electric hob with Beko oven and grill below and extractor hood above. Matching eye level cupboards. continuation of the tiled floor. Wall mounted Worcester gas fired central heating boiler.

Cloakroom 6'11" x 2'6" (2.11m x 0.76m)

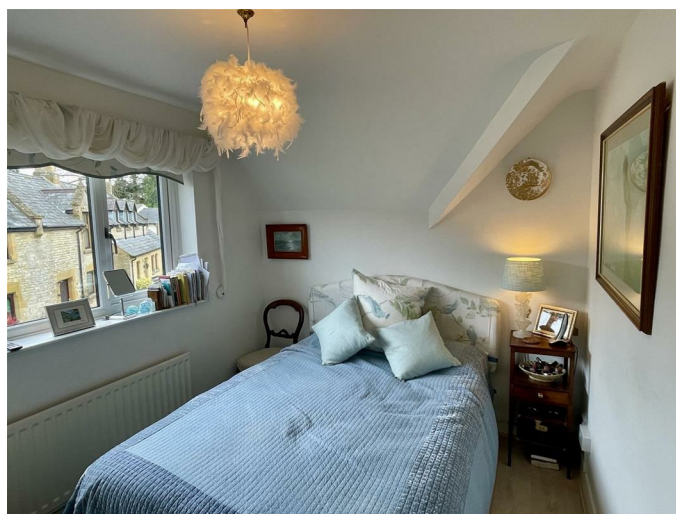
Low level w.c. oval wash hand basin with chrome mixer tap and tiled splash back. Tiled floor.

Bedroom 1 10'8" x 9'9" (3.25m x 2.97m)

L shaped and with sloping ceiling and dormer window overlooking the rear courtyard.

Bedroom 2 10'7" x 8'2" (3.23m x 2.49m)

Incorporating a built in wardrobe cupboard. Television point.



Bathroom 9'5" x 6'3" (2.87m x 1.91m)

With sloping ceiling and dormer window. Matching suite

comprising painted panelled bath with chrome mixer tap and shower attachment and hand grips. Pedestal wash hand basin with mixer tap, low level w.c. Strip light with shaver point.



Outside

There is a gravelled front garden and path leading to the front door.

The rear garden may be approached from either the pair of doors in the sitting room or alternatively from the courtyard to the rear where there is a pedestrian timber gate. The garden measures 24'4" x 8'8" and has been landscaped with a decorative circular patio surrounded by gravel and slate chippings and with a path leading from the front to the rear.

The garden is surrounded by timber fencing and a wall and a gate to the rear.



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.

Council Tax

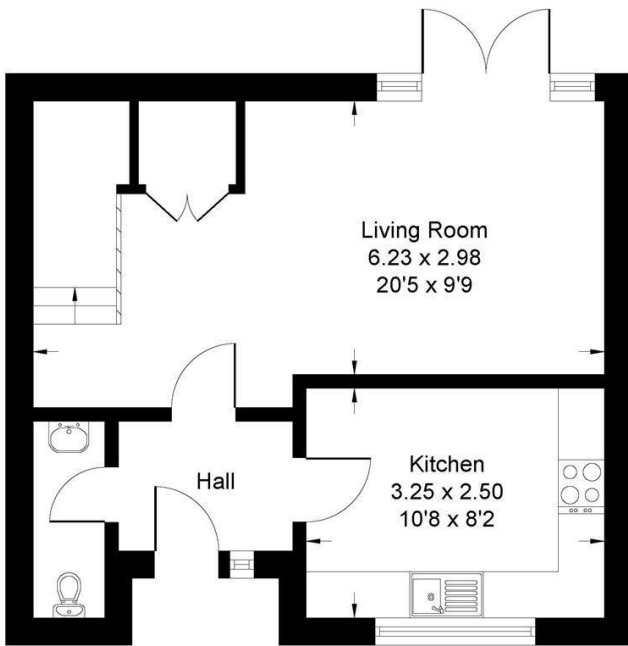
Band D. Rates payable for 2024/2025 £2,250.72.

Service Charge

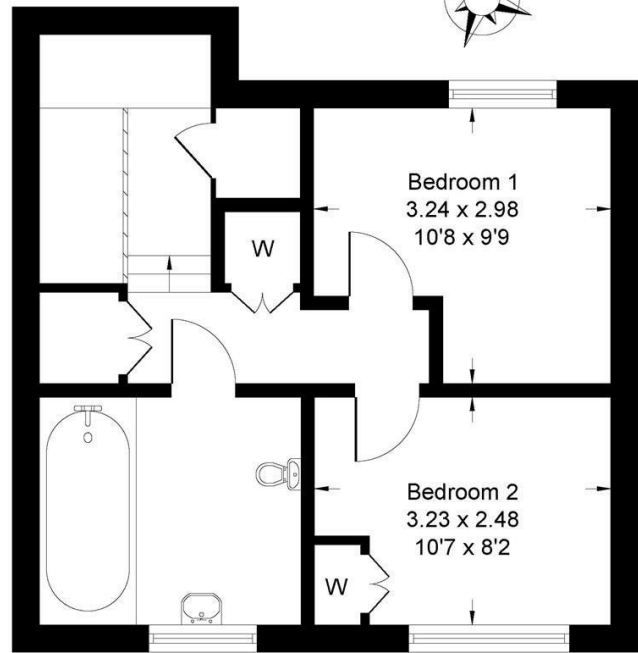
There is a service charge of £440 per year which is payable as £220 twice yearly.

Floor Plan

Approximate Gross Internal Area = 70.04 sq m / 754 sq ft



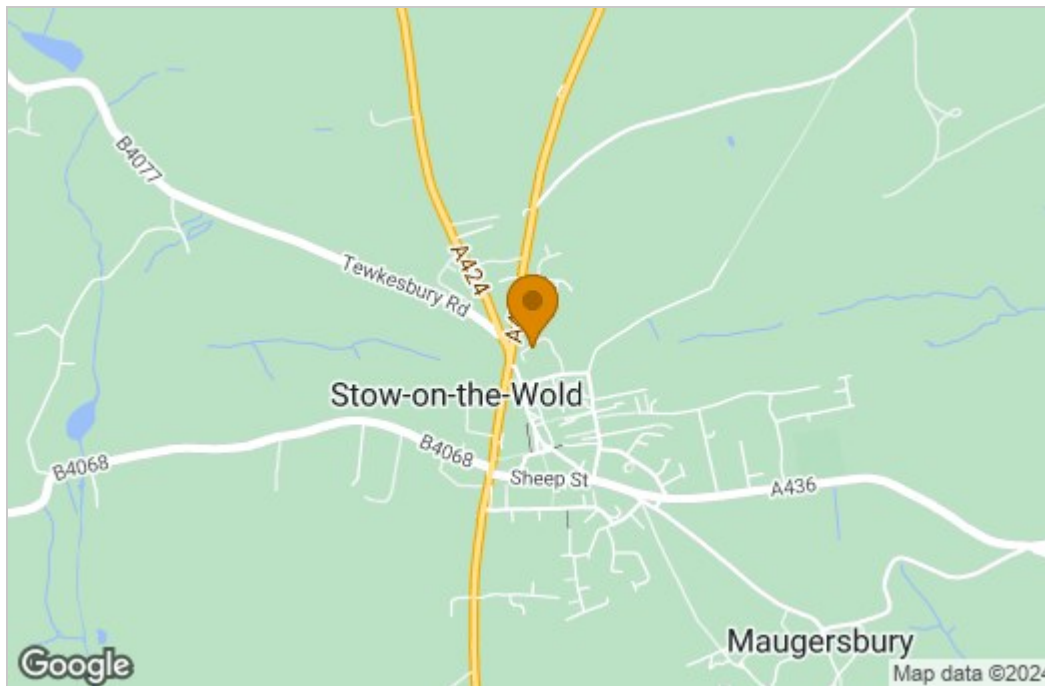
Ground Floor



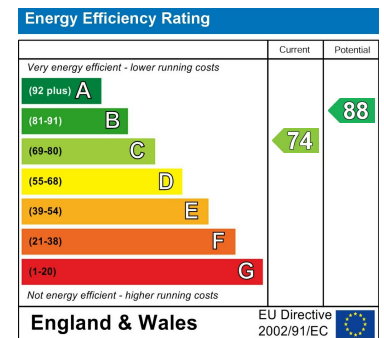
First Floor

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.