



Fosse Folly, Stow-on-the-Wold

Guide price £239,500

An attractive and well presented three bedroom house within walking distance of The Town Square with NO ONWARD CHAIN.

Moreton-in-Marsh 4 miles
Chipping Norton 9 miles
Cheltenham 18 miles

13 Fosse Folly Stow-on-the-Wold Gloucestershire GL54 1AD

**AN ATTRACTIVE AND WELL PRESENTED
THREE BEDROOM HOUSE WITHIN WALKING
DISTANCE OF THE TOWN SQUARE WITH NO
ONWARD CHAIN.**

- Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Garden
- Parking for two cars in tandem

VIEWING Strictly by prior appointment through



Tel: 01451 830383

Directions

From the centre of Stow-on-the-Wold head north on the A429 towards Moreton-in-Marsh. The entrance to Fosse Folly is opposite the entrance to Tesco Supermarket. **13 Fosse Folly** will be seen on the right hand side.

Location

13 Fosse Folly is well situated on the edge of Stow-on-the-Wold and in a tucked away position. It is within walking distance of The Square with its wide variety of shops and boutiques. Stow-on-the-Wold is an attractive market town with the parish church of St Edward set just off the Square. 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 are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) that have a regular service 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 and Literature, music and Cricket festivals.

Local Authority

Cotswold District Council, Trinity Road, Cirencester.

Tel: 01285 623000

Council Tax

Band C.

Rates payable 2018/2019 £1,541.43

Services

Mains electricity, water and drainage are connected to the property. Night storage electric heating. **Please Note** that 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.

Description

13 Fosse Folly is an attractive principally semi-detached house constructed of reconstituted Cotswold stone under a tiled roof. The property is attached to its other neighbour by one of the bedrooms at first floor level, which in turn creates an undercover parking area below. The house is immaculately presented, with UPVC double glazed windows. On the ground floor there is a well fitted kitchen with a stainless steel oven and grill, induction hob, extractor hood, together with an integrated fridge/freezer and sitting room with patio doors leading to the rear garden. On the first floor there are three bedrooms and a bathroom. There are two car parking spaces in tandem and a pleasant and enclosed courtyard garden to the rear.

Accommodation

Outside light, semi-glazed and panelled front door.

Sitting Room 11'7" x 11'6"

Incorporating the stairs leading to the first floor with under stairs storage cupboard, night storage

heater, television point, sliding double glazed door fitted with folding shutters leading to the rear garden, corner shelving.

Kitchen/Breakfast Room 11'6" x 9'8"

Stainless steel sink unit with single drainer and mixer tap set within a wide surround and with a range of drawers and cupboards beneath, Cuisina stainless steel oven and grill with Cuisina four ring halogen hob and extractor hood above, range of matching eye level cupboards, integrated fridge with freezer below, space and plumbing for washing machine, integrated Smeg slim line dishwasher, night storage heater.



From the sitting room stairs with timber newel post balustrading and hand rail lead to the first floor landing, access to the roof space.

Bedroom 1 11'7" x 9'10"

Plus airing cupboard with a foam lagged copper hot water cylinder with immersion heater, slatted timber shelving. Telephone point, night storage heater.



Bedroom 2 13'10" x 7'4"

Incorporating range of built in wardrobe and storage cupboards, night storage heater, Velux window.



Bathroom

White suite comprising panelled bath with chrome taps and mira sport electric shower with glazed shower screen, low level WC, wash hand basin with cupboards beneath, heated towel rail, part tiled wall.

Bedroom 3 11'7" x 6'

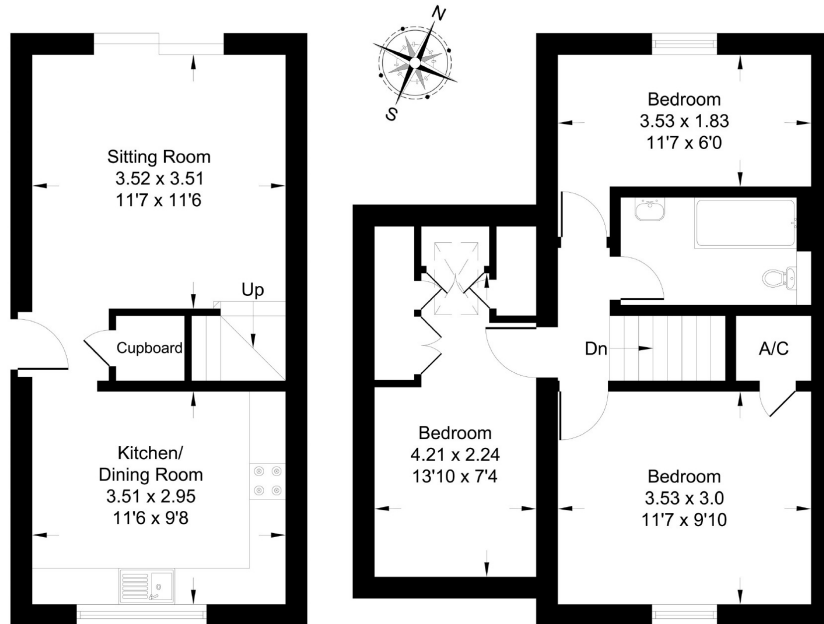
Plus door recess, night storage heater.

Outside

There is a small, principally gravelled garden set to the front of the property. Set to the side of the house there is a paved area providing two car parking spaces in tandem and predominately undercover. The front door is set to the side of the property and is also undercover.

The rear garden may be approached either via a timber gate or from the sliding double glazed door from the sitting room. It measures approximately 21' width x 18'1" depth. It is principally paved with a flower border to one end and together with a timber garden shed. The garden is enclosed via timber panelled fencing.

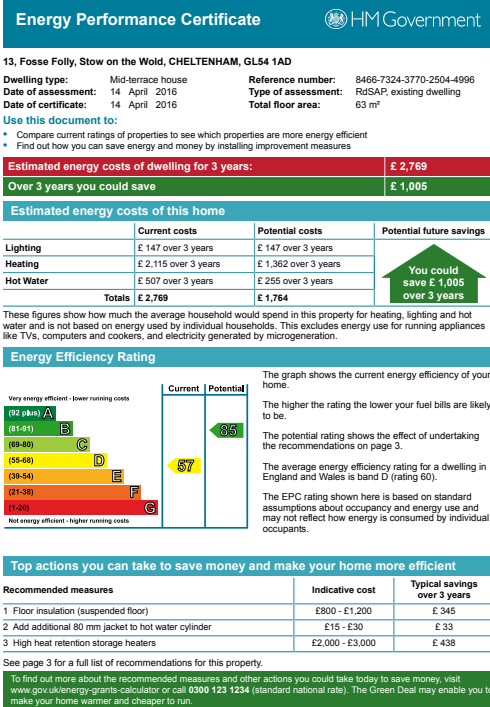
Approximate Gross Internal Area = 66 sq m / 709 sq ft
Total = 66 sq m / 709 sq ft



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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