Maugersbury, Stow-on-the-Wold

Guide Price **£500,000**

No onward chain. Situated in the sought-after village of Maugersbury, this three-bedroom terraced cottage presents an excellent opportunity for those looking to secure a foothold in the Cotswolds. The property also benefits from a large garden and garage, which is a particularly desirable and relatively rare feature within the village.

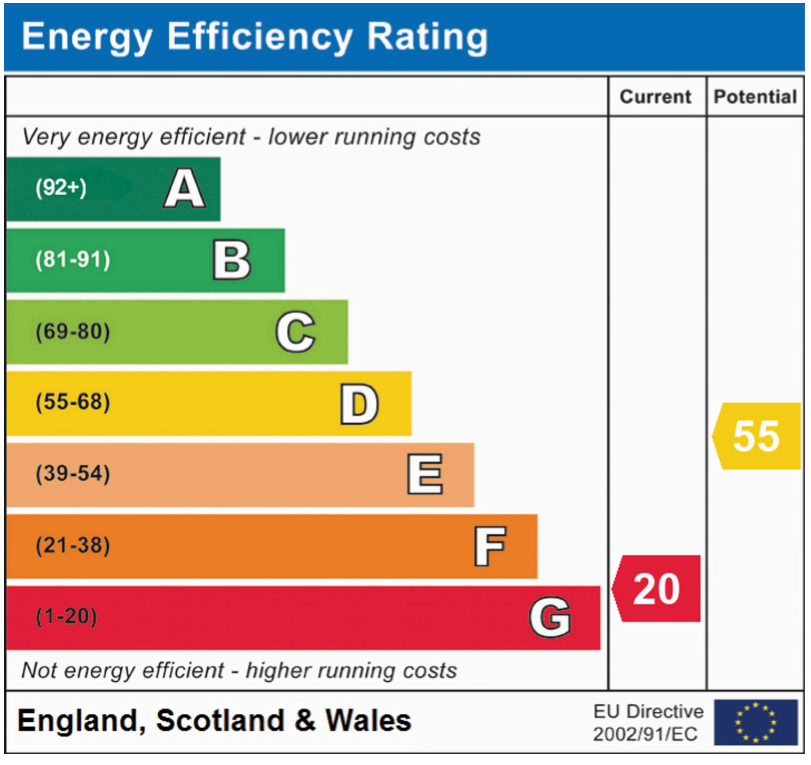
Entering through the double doors, you are welcomed into the entrance hall, from here, the property continues the kitchen, providing a sociable open-plan area with ample space for a dining table and fitted kitchen. A further door leads through to a useful utility room, with access to a separate cloakroom. Through to the right just off the entrance hall, there is a well-proportioned, dual aspect living room, offering a comfortable and welcoming space with an open fireplace. Upstairs, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a good-sized double, while the two further bedrooms offer versatile accommodation for family, guests or home working. The family bathroom is fitted with a bath and overhead shower, wash basin and WC.

Outside, the property benefits from a large garden, providing excellent space for outdoor dining, entertaining and relaxing. A separate garage also provides useful parking and storage. Please note that the property is served by a septic tank for the sewage arrangement shared with the two connecting cottages.

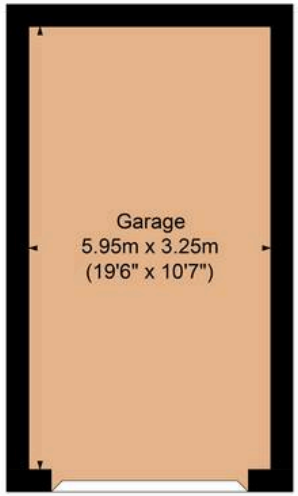
Council Tax Band: E

Tenure: Freehold (house), & Leasehold (garage), which is 999 years from and including 01.09.2015.

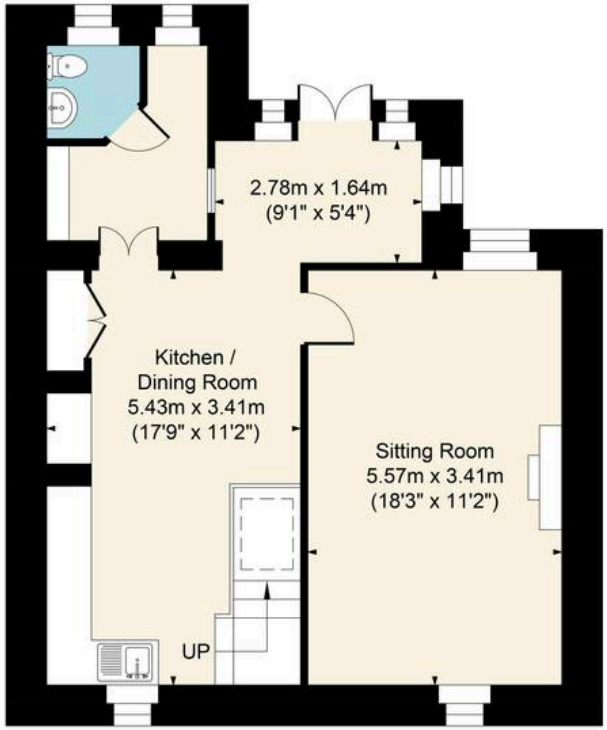
Maugersbury is a small village in Gloucestershire, located less than a mile south-east of Stow-on-the-Wold, which is within easy walking distance and provides a range of shops, cafés, restaurants and other everyday amenities.


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

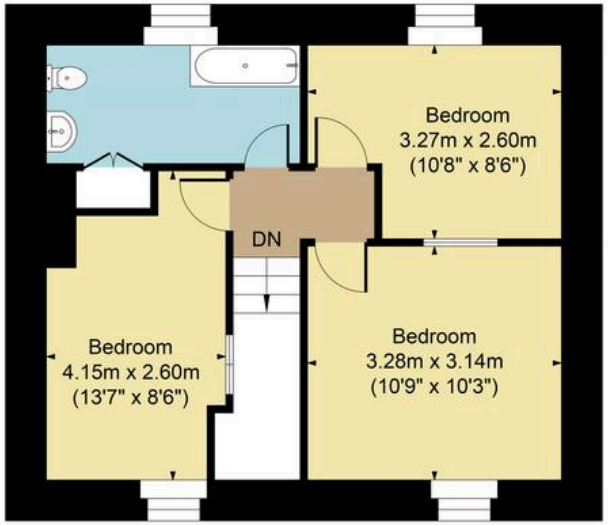
Main House Approx. Gross Internal Area:- 90.49 sq.m. 974 sq.ft.
Garage Approx. Gross Area:- 19.34 sq.m. 208 sq.ft.
Total Approx. Gross Area:- 109.83 sq.m. 1182 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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