

established 200 years

# Taylor & Fletcher



35 Griffin Close, Stow-on-the-Wold, GL54 1AY  
Guide Price £275,000





## 35 Griffin Close

Stow-on-the-Wold, GL54 1AY

*A mid-terrace two bedroom house with front and rear gardens and an allocated parking space. Located on the edge of Stow-on-the-Wold.*

### Description

A mid-terrace brick house with two bedrooms, front and rear courtyard gardens, the back garden features countryside views.

### 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 and a 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, has excellent shopping facilities, a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre. It is also well known for the National Hunt, Music, Literature and Cricket festivals.

### Accommodation

A front porch leads to the

### Sitting Room

A large sitting room with a staircase leading upstairs, a fireplace and a window overlooking the front garden.

### Kitchen

There is a one and a half bowl sink unit with mixer tap and drainer. New World oven and grill with four ring hob and extractor fan above. A range of cupboards and drawers below with matching eyelevel cupboards. The window overlooks the rear garden and fields behind. There is space for washing machine, dryer and free standing fridge.

### First Floor

#### Master Bedroom

South-facing double bedroom with a large window overlooking front garden.

#### Shower room

Large shower with low-level w.c and vanity unit.

#### Bedroom 2

Double bedroom with large window overlooking rear garden with fields and valley beyond.

### Outside

Rear courtyard garden with garden shed and views over adjoining field and valley beyond.

Small front gravelled garden.

### Parking

Allocated parking space in a private car park.

### Services

Mains Electricity, Gas, Water, and Drainage are connected. 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  
( T e l : 0 1 2 8 5 6 2 3 0 0 0 )  
[www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX - Stow

Band B. Rates payable for 2026/2027  
£1,912.85.

### Tenure

Freehold.

### Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton. Turn left into King Georges Field and take the first

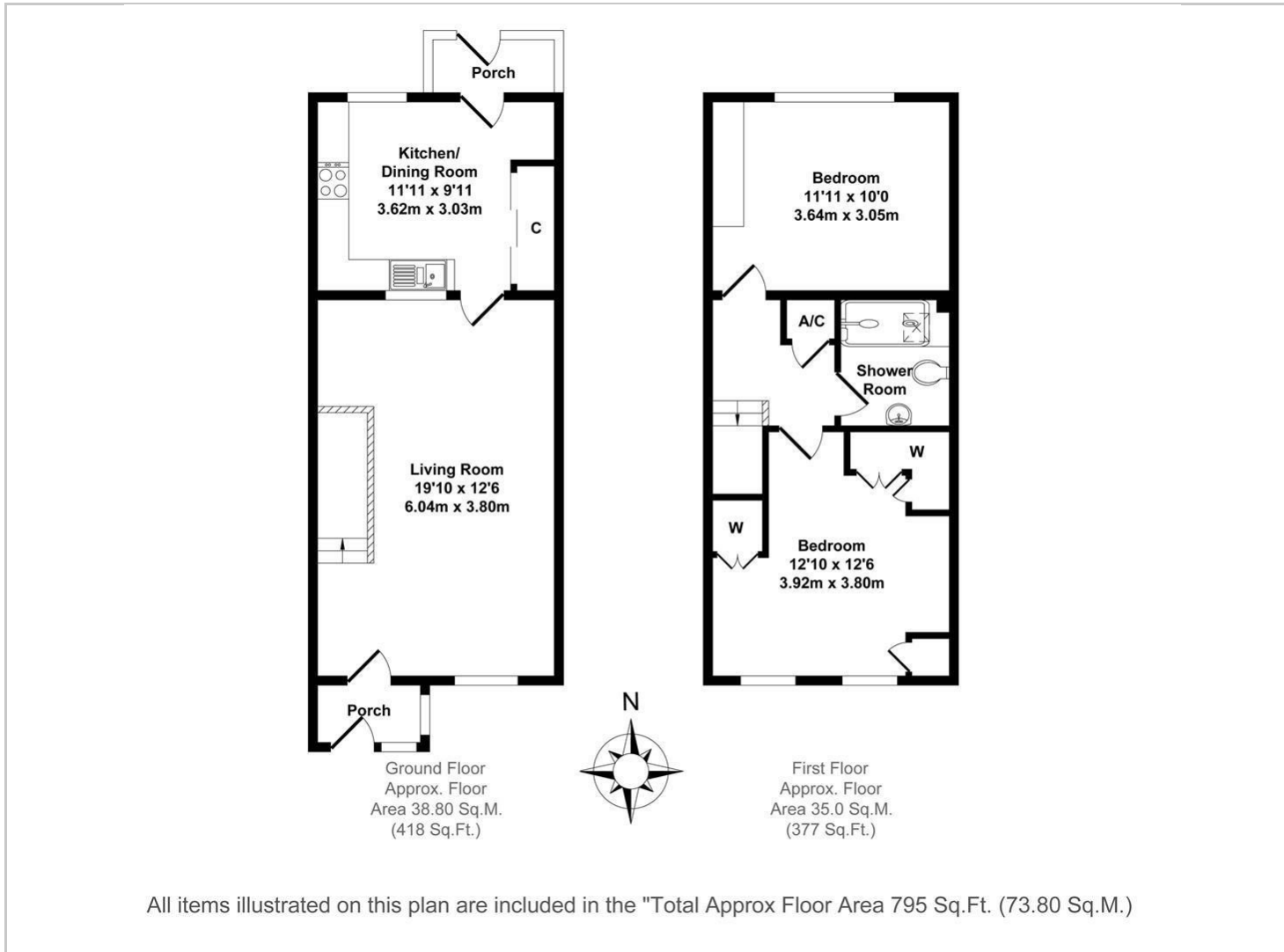
right turn which leads to Griffin Close. Follow the road round to the left and then to the right and 35 will be seen on the left hand side.

### What3words

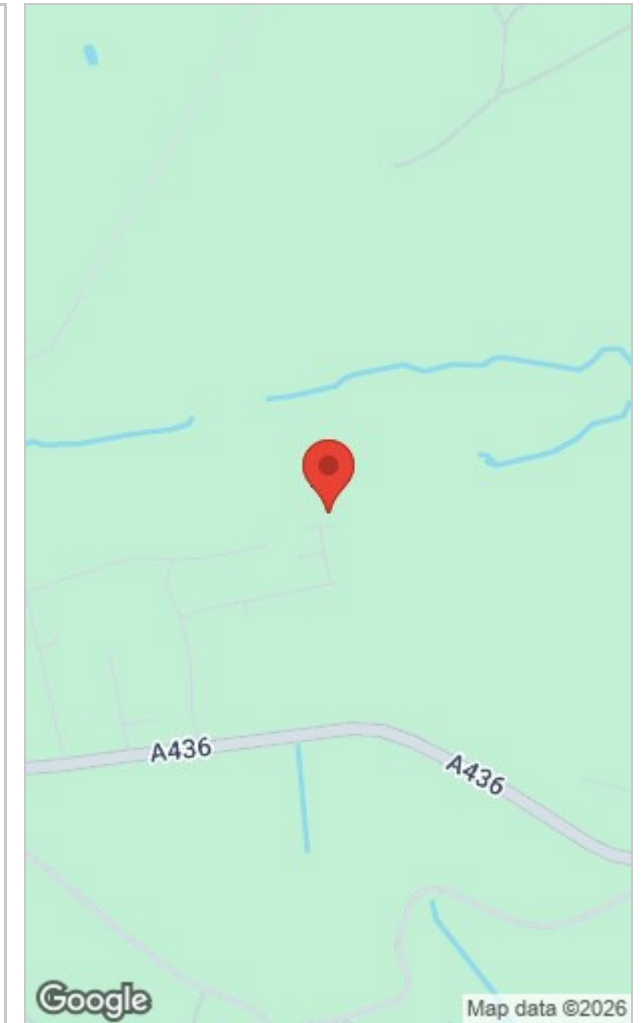
///annual.plump.cabinets



## Floor Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	