



Ward Road, Northleach

Guide Price £350,000



A three-bedroom semi-detached home, ideally situated in the charming Cotswold town of Northleach. The property benefits from a practical layout and offers an excellent opportunity for buyers looking to modernise and personalise a home to their own taste. Through the front and into the entrance hall, with the bright and airy living room off to the right, enhanced by its dual aspect and sliding doors opening onto the attractive rear garden. Off the entrance hall to the left, is the kitchen and dining space, which is fitted with a range of base and wall units, space for large appliances, and dedicated area for dining. Completing this floor, there is a cloakroom/downstairs WC.

On the first floor, there are three bedrooms, two doubles and a single, both the principal bedroom and bedroom three benefit from built-in storage. Finishing off the first floor, the bathroom is fitted with a three-piece suite with a shower over the bath.

The property would benefit from some modernisation, presenting a fantastic opportunity to create a wonderful home in this sought-after Cotswold location.

Further benefits include a garage, driveway parking for two cars, and electric central heating.

EPC: D

Council Tax Band: D

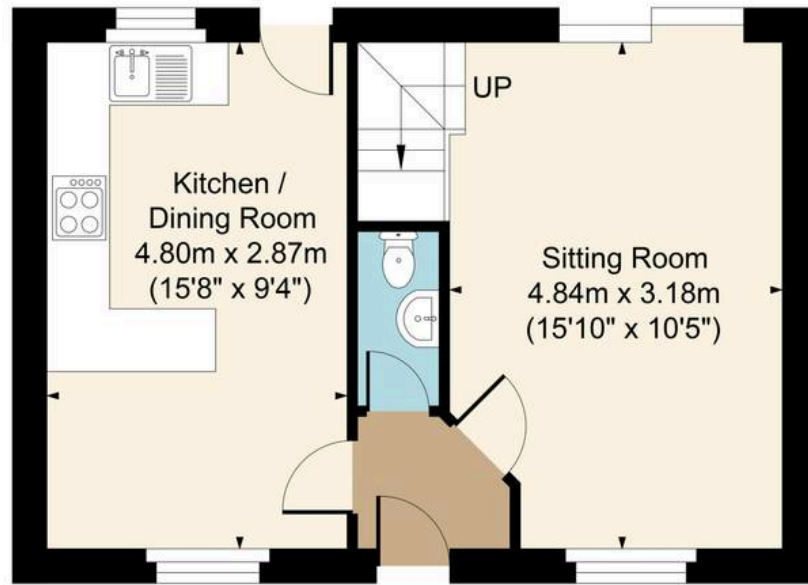
Tenure: Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Northleach is a former medieval wool town with many fine historic buildings. The town is well served with shops for day to day requirements including a Post Office, Chemist, Doctors, and a variety of pubs/restaurants. There are primary schooling and pre school nursery facilities. The town is easily accessible, lying on the cross roads of the Fosseway (A429) and the Cheltenham to Oxford Road (A40).

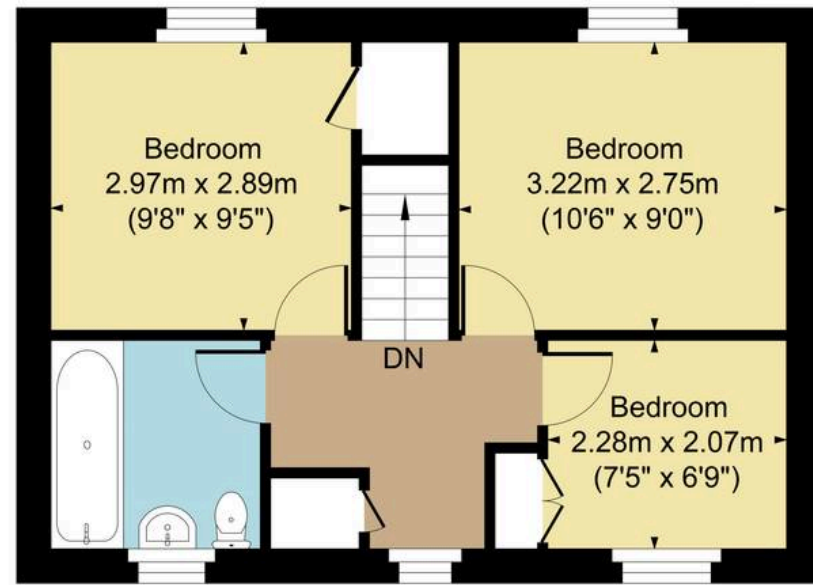




Total Approx. Gross Area:- 68.05 sq.m. 732 sq.ft.



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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