



Templefields, Andoversford, GL54 4LF

In Excess of £230,000



A three bedroom mid-terrace house in the popular village of Andoversford, in need of some modernisation.

This property is ideal for someone looking to put their own stamp on. Set over two levels the accommodation comprises; entrance hall with built-in storage, downstairs cloakroom, versatile utility/storage room, kitchen and open plan living/dining room to the rear with access to the garden. On the first floor there are three bedrooms (2 double and 1 large single), family bathroom with white suite and a walk in storage cupboard on the landing. The southerly facing tiered rear garden has been landscaped to provide a lower patio area and a raised gravelled area with brick built shed. Benefits include double glazing throughout, two upgraded electric heaters and residents parking within Templefields which is on a first come first serve basis.

"S.157 Housing Act 1985 - 32 Templefields, Andoversford. GL54 4LF was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Councils website."

This property is now outside of the 8 week period and therefore open to everyone.

EPC Rating: E

Council Tax Band: C

Tenure: Freehold

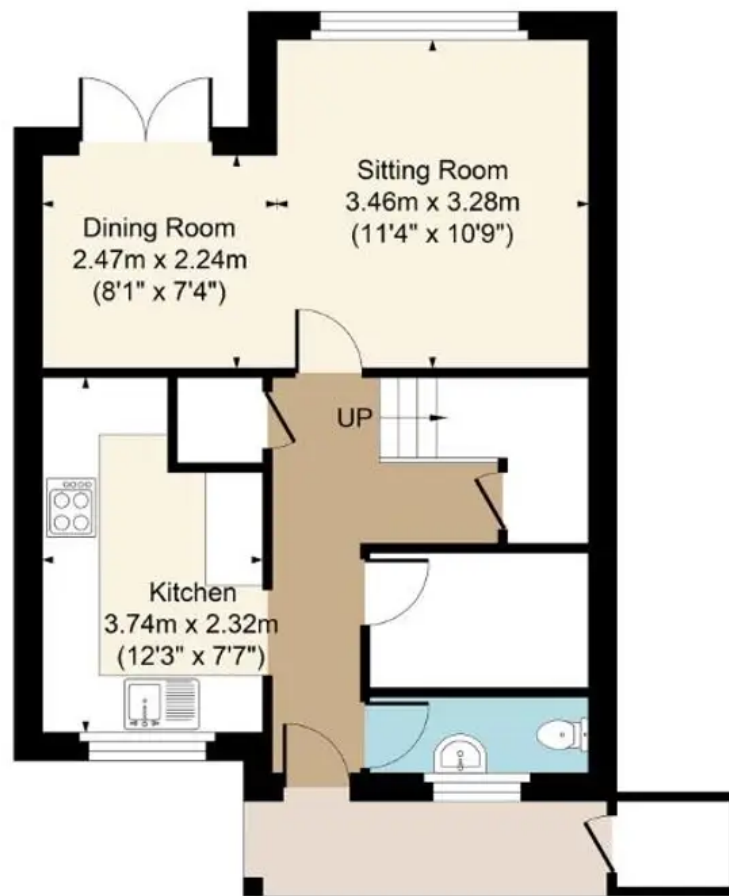




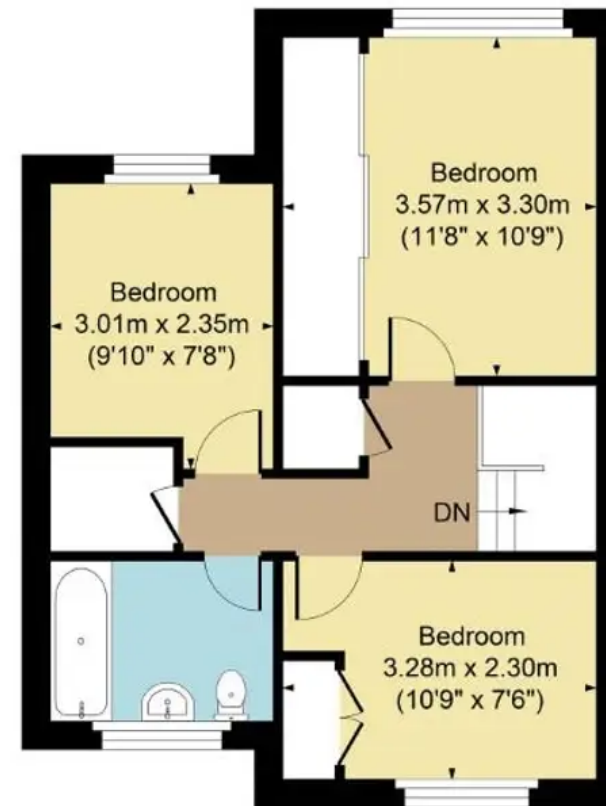
**32 Templefields, Andoversford, GL54 4LF**

Main House Approx. Gross Internal Area:- 80.09 sq.m. 863 sq.ft.

Total Approx. Gross Area:- 80.09 sq.m. 863 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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