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HARDIENSON

Town Row, Mill End, Northleach

Cheltenham

Guide Price £275,000



Located within the conservation area of this charming historical Cotswold market town lies this delightful three storey Cotswold stone town house. Town Row lies a short walk to the south of the Market Place and nearby to the 'Cathedral of the Cotswolds' the outstanding parish church of St Peter and St Paul. The property comprises a middle of terrace house that has been traditionally constructed of natural stone elevations set beneath a pitched Cotswold slate roof and offer accommodation displayed over three floors. The front door opens into a lobby with access into the ground floor reception room. The comfortable room is currently dressed as the dining room and incorporates the open plan stairwell to first floor, dressed stone fireplace housing a wood burning stove. Door off to the kitchen. Appointed with a range of base units and extensive work surface, the kitchen has window to side elevation. To the first floor, the stairs lead into an open plan sitting room with exposed timber floor, dressed stone wall, window to front (south) and door off to the bathroom. Stairs rise to the second floor with access to both bedrooms. 1 Town Row is a charming period town house, located within this favorable part of the popular town of Northleach, an internal inspection is highly recommended.

EPC Rating: F Council Tax Band: C

Tenure: We believe the property to be **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 and a beautiful Parish Church. The town is well served with shops for day to day requirements including a Post Office, Butcher, Chemist, Green Grocer/Baker, Doctors, Vets, Museum 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.

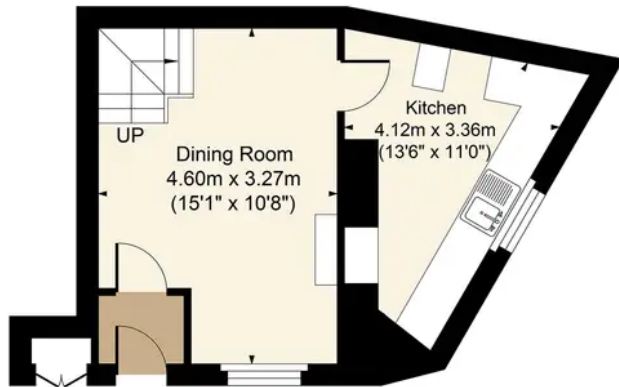




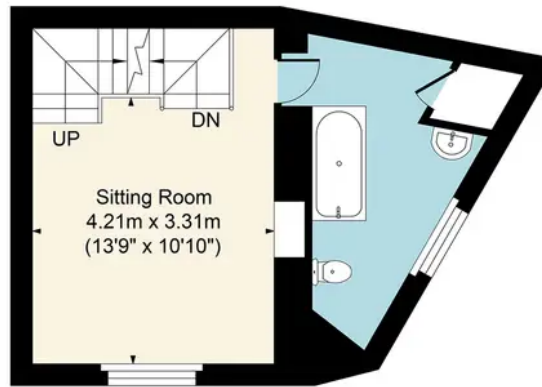
1 Town Row, Mill End North Leach, GL54 3HJ

Main House Approx. Gross Internal Area:- 76.78 sq.m. 826 sq.ft.

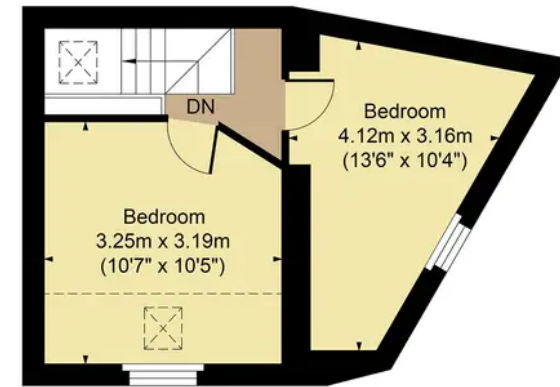
Total Approx. Gross Area:- 76.78 sq.m. 826 sq.ft.



Ground Floor



First Floor



Second 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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