

**Perry Bishop**  
and Chambers

New Homes

**The Chequers, West End,**  
Northleach, Gloucestershire, GL54 3HF



New build three bedroom mid-terrace | Developed by Kingerlee Homes  
Reserving off plan now | Approximately 400m from the town centre  
Spring 2018 completion | EPC On completion

**£350,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



This small development of just nine private properties is being built by Kingerlee Homes, a family owned business and a small niche developer.

This property is built using natural stone and render, Bradstone tiled roofing and hardwood external doors. The hardwood windows are double glazed with chrome fittings. There will be sensor lighting outside with patio and lawn in the rear garden.

This property will have two allocated parking spaces, with visitor spaces available.

The quality finish will include oak veneer doors with chrome fittings and Minoli ceramic tiled flooring to the bathrooms, cloakroom and the kitchen area. The kitchen will be fully fitted with integrated appliances to include a dishwasher, fridge/freezer, electric oven and hob, stainless steel cooker hood and under cupboard lighting.

The bathrooms will have Twyford sanitary ware, Vado water saving taps and shaver sockets.

The property will benefit from electric central heating, energy efficient lights including recessed down lighters in the kitchen/dining room and bathrooms and mains operated smoke detectors.

There will be a Checkmate building warranty for 10 years and after sales care will be provided in accordance with this.

Note:- Internal photographs are indicative only.

## Directions

From our office in Cirencester follow the A429 towards Northleach, at the traffic lights turn right into Northleach the site can be found on the right hand side before the Fire Station.

## Services & Tenure

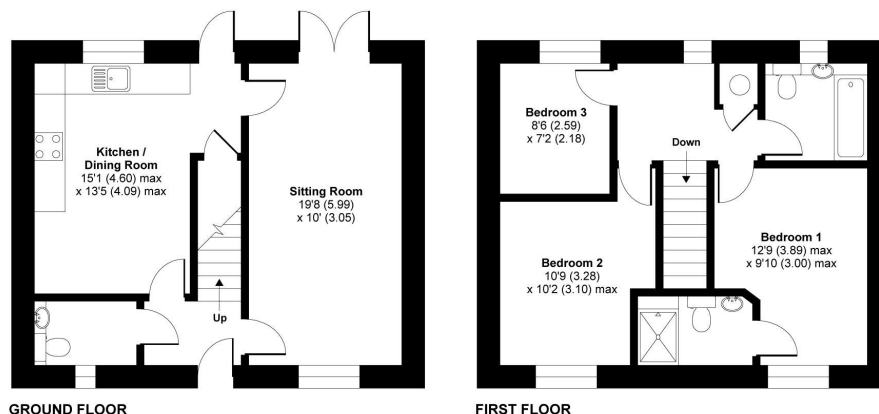
The property is served by mains electricity, water and drainage. Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

## Local Authority

Cotswold District Council

Ref: CIR3988/MM/71021171

## West End, Northleach, Cheltenham, GL54



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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