



3 FORTEY ROAD

NORTHLEACH, GLOUCESTERSHIRE GL54 3HN

£285,000

A semi-detached house commanding an elevated position with southerly views towards the parish church.



PROPERTY

Northleach is a delightful medieval wool town, boasting many fine buildings and a parish church. Well served with shops for day-to-day requirements including a Post Office, award winning Butcher, Chemist, Green-grocer/Baker, Wine Shop, Medical centre, Veterinary Surgery and Museum together with a variety of restaurants and public houses. There is a good primary school, several pre-school groups and within the catchment area for the Cotswold School at Bourton on the Water.

Fortey Road lies on the northern edge of this chartered Cotswold town with fine views looking south towards the parish Church. Number 3 comprises a semi-detached house of brick and painted rendered elevations set beneath a pitched Marley style tiled roof. The house has the comfort of a comprehensive oil fired heating system and replacement Upvc windows and doors. The accommodation offers over two floors entrance lobby, dual aspect sitting room with hard flooring, central chimney breast with cut stone surround and housing electric wood burning effect stove. The dining room has patio doors to rear, useful understairs cupboard and access to rear lobby. The

kitchen is well appointed with a range of base and wall mounted units with built-in appliances. A cloakroom with plumbing for utilities completes the ground floor. Three well-proportioned bedrooms lie to the first floor and modern bathroom with white suite.

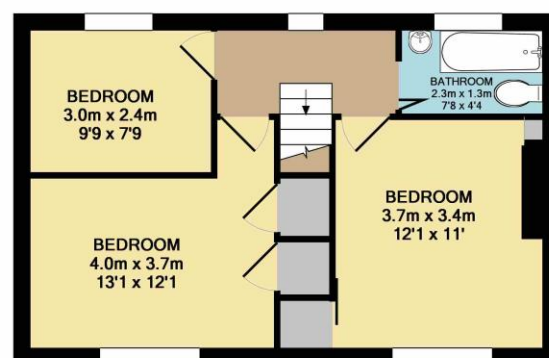
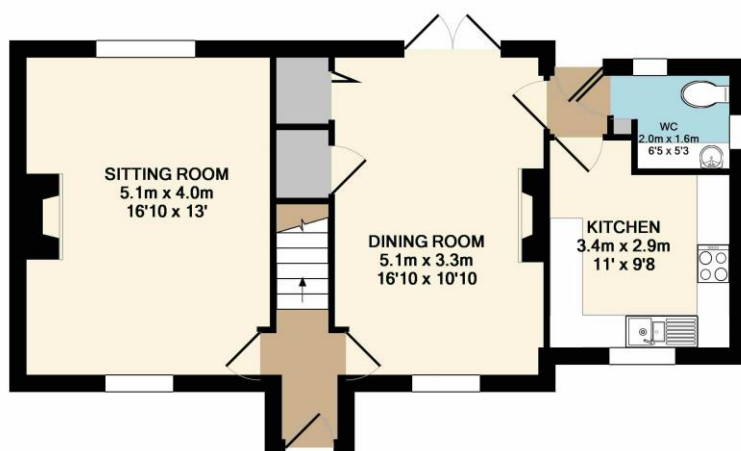
The house is set back from the road with good frontage, side access leads to the rear garden with a newly laid paved terrace, steps lead down to lawns and beyond lies a timber store and vehicular access affording parking.

GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'B' charges for 2019/20 £1,376.45. EPC Band 'D'. Cotswold District Council.

DIRECTIONS

On approaching Northleach from the west continue through the market place taking the next left into Farmington Road. Then first left into Fortey Road, Number 3 will be seen on your left.



TOTAL APPROX. FLOOR AREA 97.2 SQ.M. (1046 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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