



2 GRAVENEY ROAD

NORTHLEACH, GLOUCESTERSHIRE GL54 3RN

OFFERS INVITED IN EXCESS OF
£325,000

Located upon a mature residential development on the western edge of this historical market town lies this detached three bedroom home with garden, garage and parking. No onward chain.



LOCATION

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.

PROPERTY

Located on the western edge of the town lies the established residential development incorporating Graveney Road. Built by Persimmon Homes in 1987, number 2 Graveney Road comprises a detached house that has been traditionally constructed of reconstituted stone elevations set beneath a pitched interlapping concrete tiled roof. The house enjoys the comfort of replacement Upvc windows and features an oil-fired boiler that powers the domestic hot water and heating systems.

The accommodation is approached via a spacious entrance hall with doors leading into the sitting room and dining area. The sitting room has a dual aspect with open fireplace, patio door leading into a garden room and access to rear gardens. The kitchen is fitted with a range of

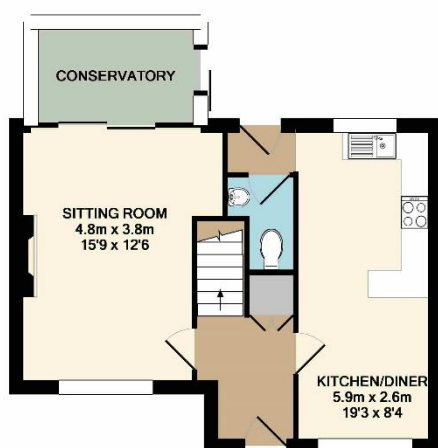
base and wall mounted units incorporating low level oven, four ring hob and extractor hood over. The dining area lies off the kitchen with window to front aspect. The ground floor accommodation further encompasses rear lobby and cloakroom.

To the first floor the house offers three bedrooms, two with built-in cupboards, en suite shower with tiled shower cubicle and glazed screen, and family bathroom with modern white suite. A particular attraction of this property is the garden. Beautifully presented, the front is open plan with lawns and well-tended borders. Pedestrian access leads to the side. The rear gardens are private, enclosed and enjoy a westerly aspect. Paved terrace, lawns, a variety of surrounding borders and door that serves access to the detached single garage. Tandem parking to the front.

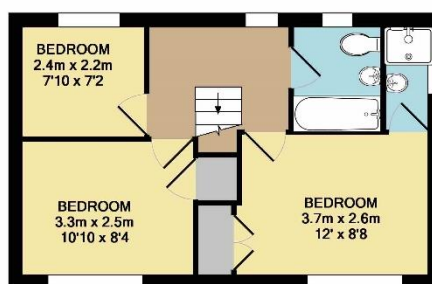
GENERAL INFORMATION

Mains electricity, water and drainage are connected. The property is placed in Band 'D' for Council Tax purposes, charges 2020/21 £1,833.09. Local Authority: Cotswold District Council 01285 623000. The property is freehold offering vacant possession upon completion. EPC Band 'D'

Directions: On entering the town from the Cheltenham Direction (west) take the first left into Midwinter Road, Graveney Road is the third left and the house will be seen as the first property on your left.



GROUND FLOOR
APPROX. FLOOR
AREA 46.9 SQ.M.
(505 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.7 SQ.M.
(395 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.6 SQ.M. (900 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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