



1 TANNERY CORNER

TANNERY LANE, NORTHLEACH, GLOUCESTERSHIRE GL54 3AL

GUIDE PRICE
£345,000

A charming detached modern town cottage, occupying a prominent position nearby to this historical town's Market Place. Offered with no onward sale.



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

Built in about 2006, 1 Tannery Corner occupies a prominent position set to the east of the town's Market Place. This unique and contemporary designed modern town cottage has been traditionally constructed of coursed Cotswold stone elevations set beneath a pitched Marley style tiled roof. The property was designed to offer an open plan living space, off the flag stone entrance hall stairs rising to first floor and door to spacious cloakroom. The dual aspect living space has timber flooring, stylish wood burning stove, French style doors to the outside and access to the fitted kitchen. With built-in appliances, the kitchen has a good range of base and wall mounted units with inset sink, windows to rear and side elevations.

To the first floor 1 Tannery Corner offers two bedrooms each of double proportion with built-in wardrobes and en suite facilities.

To the outside, the property has off-street parking for a car, the gardens have been hard landscaped. There is a detached stone-built outbuilding providing a useful store / utility room.

1 Tannery Corner is sold with no onward chain. A purchaser seeking a non-estate modern stone town house with easy access to amenities would be well advised to arrange to view. Ideal to the investment market, first time-buyer or early retirement.

GENERAL INFORMATION

Mains electricity, water and drainage are connected. Electric boiler powers the hot water and heating systems. 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 'C'

DIRECTIONS: On entering the town from the Cheltenham Direction (west) proceed through the Market Place, the Tannery is the second turning left, 1 Tannery Corner will be seen immediately on your right.



GROUND FLOOR
APPROX. FLOOR
AREA 46.7 SQ.M.
(503 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.9 SQ.M.
(408 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.7 SQ.M. (912 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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