established 200 years

Tayler & Fletcher



10 Fisher Close, Stow-on-the-Wold, GL54 1LR

Guide Price £375,000

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10 Fisher Close

Stow-on-the-Wold, GL54 1LR

A well presented end of terrace house recently renovated and situated a short distance from the town square.

Description

10 Fisher Close is a modern end of terrace house constructed of reconstituted Cotswold stone under a tiled roof. It has an attractive gabled front façade and double glazed casement windows. 10 Fisher Close has recently undergone a comprehensive renovation programme and is beautifully presented with new and contemporary internal doors and carpets in the sitting room and bedrooms. An attractive engineered oak floor has been laid in the hall, cloakroom and dining area. The kitchen area has a good range of units together with an Aga cooker, integrated dishwasher and a freestanding fridge/ freezer. The bathroom benefits from both a panelled bath and separate shower cubicle.

There are gardens to both the front and rear and 10 Fisher Close occupies a good position on the edge of the town.

Location

10 Fisher Close is situated within a short walk of The Square. Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelries and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school and a public Sports centre. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelries, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

S157 Housing Act 1985 Condition

10 Fisher Close was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from Bromford Housing. It is understood that any purchaser who has lived or worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications will be considered following a 8 week marketing period.

Accommodation

Covered entrance with down lighters, semi glazed and panelled front door flanked by glazed panels to either side.

Staircase Hall

Engineered oak floor, cloaks cupboard with power and light.

Cloakroom

Low level w.c. wash hand basin with chrome mixer tap, part panelled walls, dual fuel heated towel rail, casement window.

Sitting Room

Six double power sockets, BT and TV points. 8 recessed down lighters.

Kitchen / Dining Room Comprising

Dining Area

Continuation of the engineered oak floor and a pair of double glazed doors leading to the rear garden. 6 recessed ceiling spotlights. Understairs storage cupboard with slatted timber shelving and power.

Kitchen Area
One and a half bowl Villeroy and Boch sink with chrome mixer tap set within a wide surround with drainer and with a range of cupboards below together with integrated dishwasher. Housemaid's cupboard and matching eyelevel cupboard. Further work surface with drawers and cupboards beneath and glazed fronted eye level cupboard above with space for the freestanding Beko fridge/freezer, with cupboard above. Archway to the remainder of the kitchen with an Aga cooker with two ovens, grill and warming cupboard. Six ring gas hob. Extractor hood. Further matching work surface with cupboard below and space for automatic washing machine. Eye level cupboard. Tiled floor.

Semi glazed and panelled door to the rear garden terrace.

Stairs with oak handrails and glazed balustrading lead to the first floor landing. Access to the roof space.

Bedroom 1
Walk-in wardrobe with light, six recessed ceiling spotlights and four double wall sockets together with a single socket and TV point.

Bedroom 2
Walk-in cupboard with light, seven recessed ceiling spotlights, three double sockets and TV point.

Bedroom 3
Four recessed ceiling spotlights, four double wall sockets together with a wall mounted single socket and TV point.

Bathroom
White suite comprising panelled bath with chrome mixer taps and shower attachment, separate walk in shower cubicle fitted with a Mira Go electric shower with shower screen and tiled walls. Oval wash hand basin with chrome mixer tap and mounted on a tiled surface and flanked to one side by recessed shelving. Low level w.c. tiled walls, shaver point, four recessed ceiling spotlights. Dual fuel heated chrome ladder towel rail.

Outside
10 Fisher Close is situated at the head of the development and approached via a path flanked by a lawned area with flower and shrub border to one side and a paved area to the other side. Outside tap, power socket and flood lighting. Unrestricted on street parking and resident off street parking.

The rear garden is approached either by a side gate or alternatively from the doors from the kitchen/dining room. There is a deep paved area immediately abutting the house and leading to the remainder of the garden which is laid to lawn and flanked by raised and well tended flower and shrub borders. Shed. Outside tap. Double Power Socket.

Services
Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Council Tax
Band C. Rates payable for 2026/2027 £2,186.12

Tenure
Freehold.

Directions
From the Stow-on-the-Wold office of Tayler & Fletcher proceed to the bottom of Digbeth Street and fork left onto Park Street. Fork right just before the Bell Inn and immediately turn right again onto Lower Park Street and then turn left towards Maugersbury Park. Continue straight on to the end of Fisher Close and the property is on the right hand side.

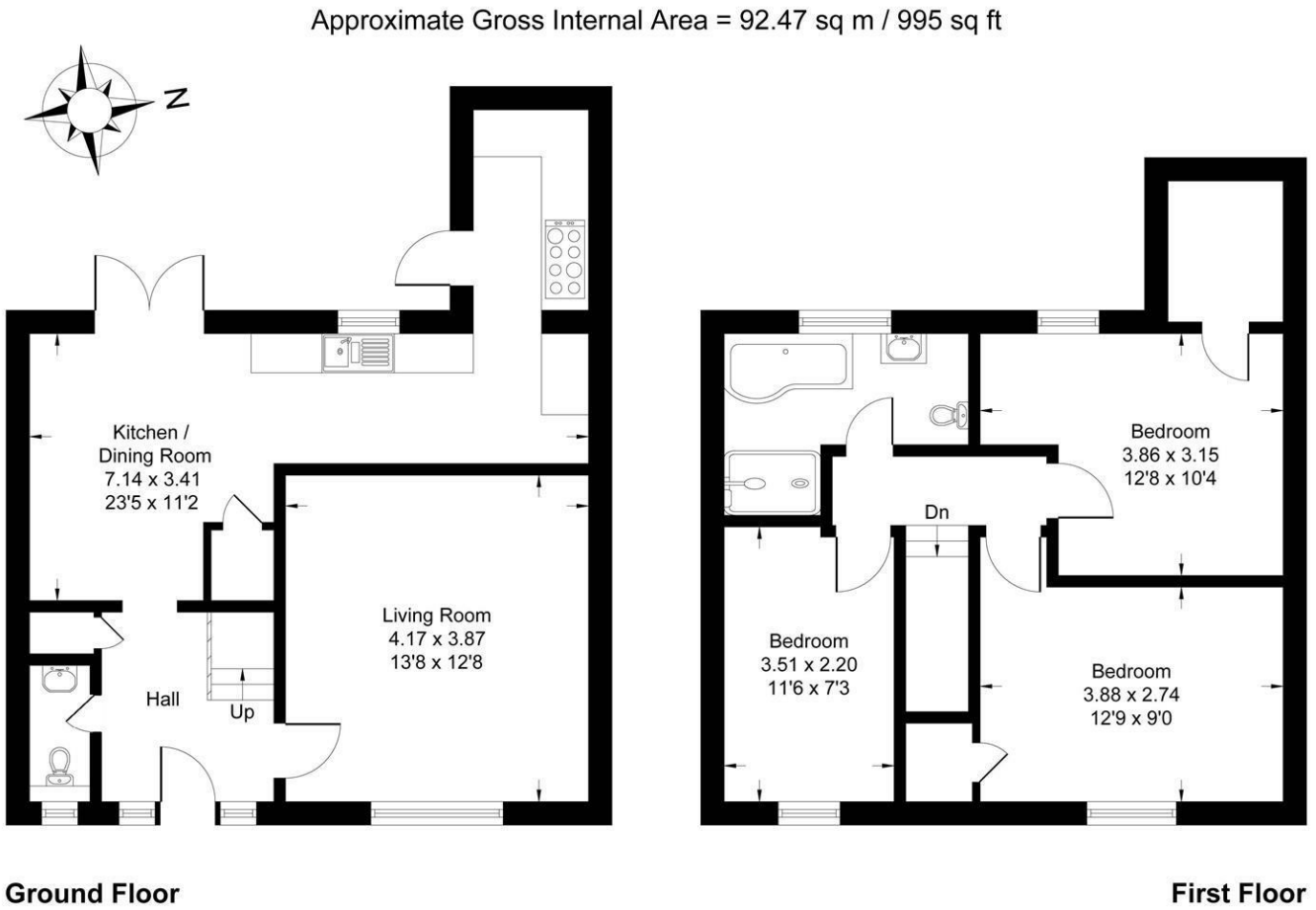
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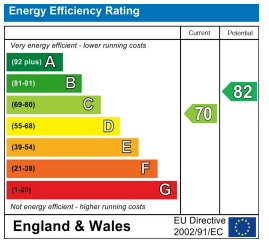
Floor Plan



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map





Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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