

established 200 years

Taylor & Fletcher



3 Fisher Close, Stow-on-the-Wold, GL54 1LR
Guide Price £450,000





3 Fisher Close

Stow-on-the-Wold, GL54 1LR

A recently renovated 4 bedroom end of terrace house with front and rear gardens and plenty of parking, within walking distance to the Square.

Description

3 Fisher Close is a recently renovated four bedroom end of terrace house with lovely oak doors, contemporary bathroom fittings and stylish fitted kitchen. It is constructed of reconstituted Cotswold stone under a tiled roof with double glazed windows throughout.

The accommodation comprises an entrance hall, cloakroom, kitchen/dining room and sitting room on the ground floor, together with 4 bedrooms and a bathroom on the first floor. There are front and rear gardens and plenty of private parking.

Location

3 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 hostelrys 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 hostelrys, 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

3 Fisher Close was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority (Cotswold District Council). 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 may be considered on merit following a minimum of 8 weeks marketing.

Accommodation

Entrance Hallway

Cloakroom

Of modern design with a low-level w.c and a wash handbasin set in vanity unit.



Kitchen / Dining Room

Sink unit with mixer tap and drainer set in oak worktops with matching drawers and cupboards below. Further matching eyelevel cupboards. Four ring gas Lamona hob with oven and grill below and extractor fan above. Windows overlooking rear garden. Space for dining table. Cupboard under the stairs.

Sitting Room

Large window overlooking rear garden.

First Floor

Landing

Airing cupboard and loft access.

Bedroom 1

Double bedroom. Window overlooking front garden and parking area. Pendant light fitting. Plentiful electrical sockets.

Bedroom 2

Double bedroom with built in wardrobe. Window overlooking front garden and parking area. Pendant light fitting and plentiful sockets.

Bedroom 3

Single bedroom with pendant light fitting and plenty of sockets, overlooking rear garden. Built-in cupboard.

Bedroom 4

Single bedroom with pendant light fitting, plenty of sockets, overlooking rear garden.

Bathroom

Low level w.c. wash hand basin with mixer tap set on a pedestal. A light up mirror. Heated towel rail. Bath with shower attachment.

Outside

Front garden with a range of shrubbery and plants surrounding. Parking area for several cars that wraps around the side of the house.

Rear garden with patio area surrounded by shrubbery, timber fencing and a Cotswold stone wall. Outdoor tap and access to utility/garden room.

Services

Mains Electricity, Water, and Drainage are connected, as well as Gas. 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.

Tenure

Freehold.

Local Authority

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

Council Tax

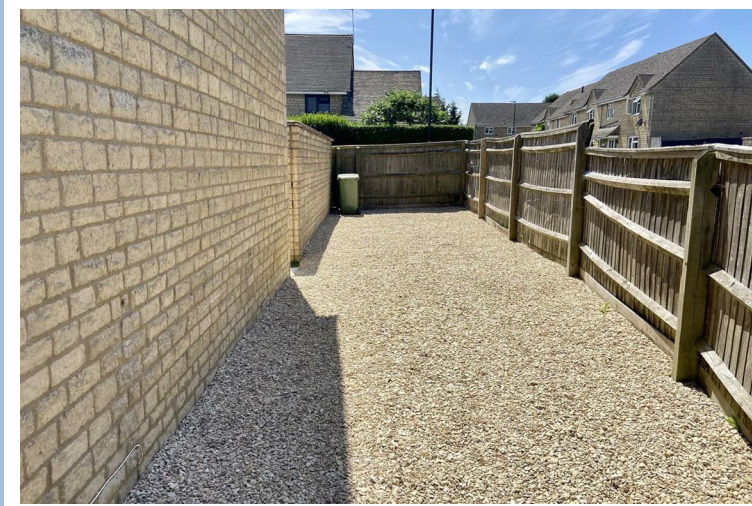
Band C. Rates payable for 2025/2026 £2,094.30

Directions

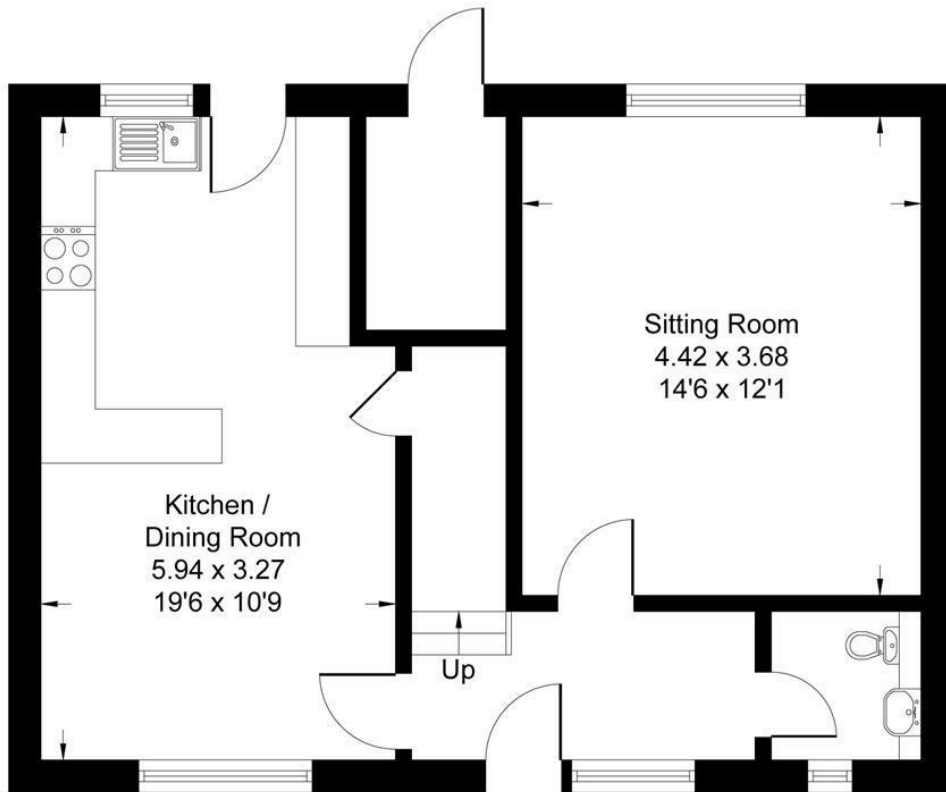
From the Stow-on-the-Wold office of Tayler & Fletcher proceed to the bottom of Digbeth Street and fork left onto Park Street. Fork right just before the Bell Inn and immediately turn right again onto Lower Park Street and then turn left towards Maugersbury Park. Continue straight on to Fisher Close and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

What3Words

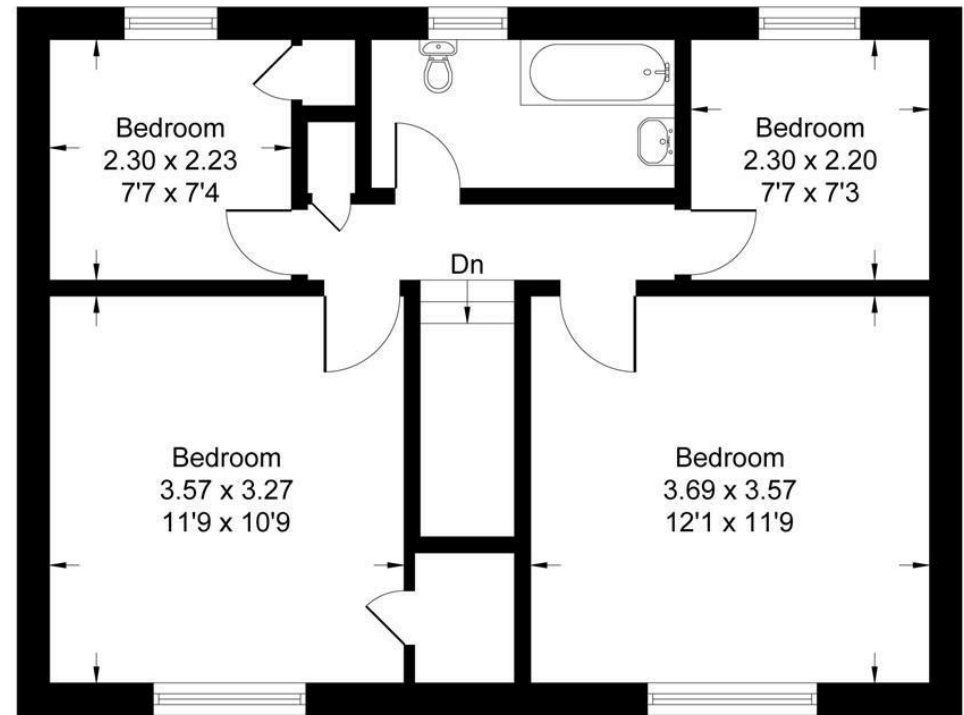
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Approximate Gross Internal Area = 96.47 sq m / 1038 sq ft

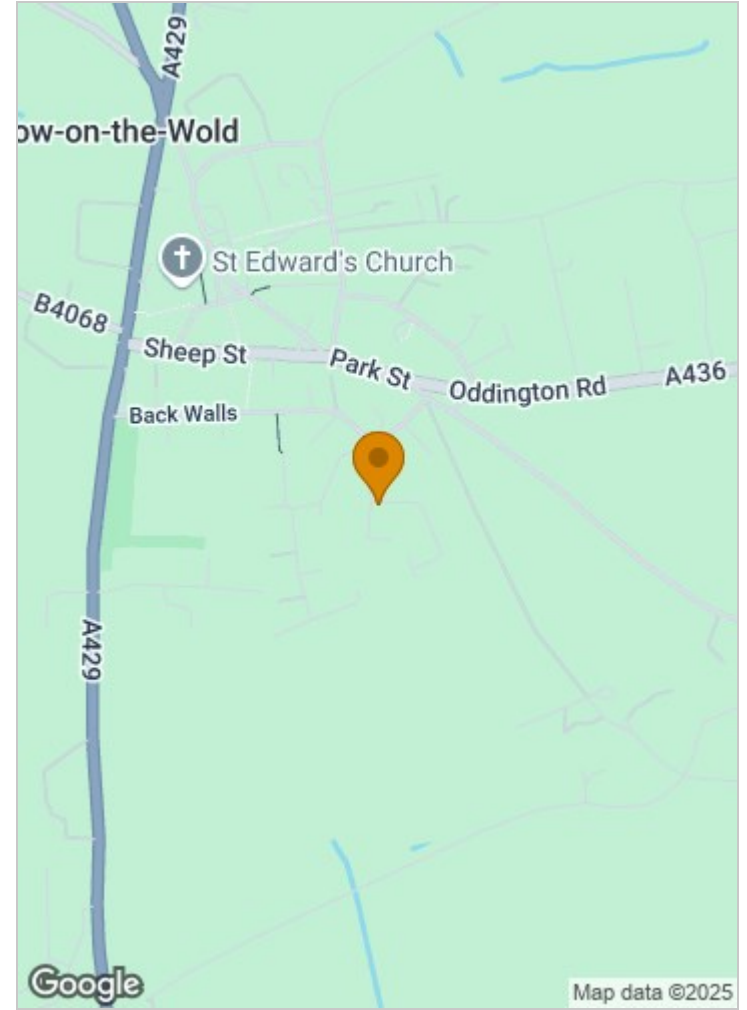


Ground Floor



First Floor

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.



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	