

established 200 years

Tayler & Fletcher



9 Walton House Ct West End, Northleach, Cheltenham GL54 3EY

Guide Price £210,000

A newly modernised two-bedroom mid-terrace home in a charming over-55s development, just a short walk from the market square. NO ONWARD CHAIN.

taylorandfletcher.co.uk

LOCATION

Northleach is a charming former wool market town set in the heart of the Cotswolds. The town has a thriving community centred around the historic parish church of St Peter and Paul dating from the early 12th century. It has an excellent variety of shops including an award winning butcher, a vintner, chemist, good pubs/restaurants, a Post Office, gallery and doctors surgery. The town provides excellent access on to the A40 with Cheltenham to the west and Oxford and London to the east. The Fosse Way provides access to Bourton-on-the-Water, Stow and Birmingham to the north and Cirencester and Swindon to the south. There is excellent schooling in both the state and private sectors in the area and public schools in Oxford and Cheltenham. The area provides a fantastic range of outdoor leisure pursuits and there is racing at Cheltenham, Stratford and Newbury and theatres in Cheltenham, Oxford and Stratford.

DESCRIPTION

A beautifully presented and modernised terraced house set in the heart of this popular development for the over 55's. Recently updated and offered for sale with no onward chain.

Approach

Covered entrance with outside light and front door with decorative glazed insert to:

Hall

With stairs rising to the first floor with stair lift. Painted timber door through to the:

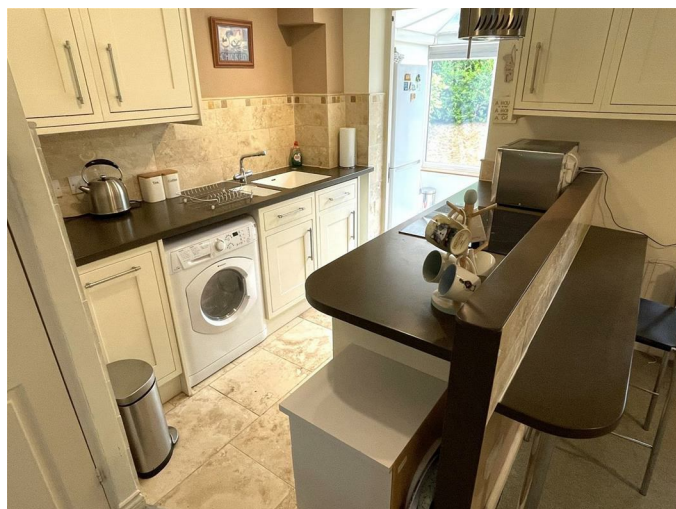


Sitting Room

With wide double glazed casement window to front elevation and decorative corner fireplace with electric coal and wood effect fire. Part painted timber paneled walls and below stairs storage. Painted beamed ceiling and ornate painted timber framed division and archway through to the kitchen/dining room. With a separate painted timber door through to the:

Downstairs Cloakroom

With tiled floor, part tiled walls and wall mounted wash hand basin with chrome mixer tap. Chrome heated towel rail, painted beamed ceiling, recessed shelving and Ariston heater.



Kitchen/Dining Room

With kitchen comprising limestone tiled floor, modern bespoke fitted kitchen comprising one and a half bowl sink unit set in a dark Quartz style top with chrome mixer tap and tiled splash back and island cupboards over. Further peninsula unit with breakfast bar to dining area in matching materials and with four ring Blomberg electric hob. Circular brushed stainless steel extractor and light over, eye level cupboards to one side, including the electricity fuse box. Range of below work surface cupboards including built-in oven/grill, built-in refrigerator and space and plumbing for washing machine and built in slimline dishwasher to one side.

Dining area with double glazed casement through to the conservatory. Daikin heating/air conditioning unit. Subdividing painted timber framing back through to the sitting room. From the kitchen, a stable door with glazed upper panel leads through to the:



Garden Room/Conservatory

With tiled floor. Dwarf walls with timber sills and double glazed casements over with bespoke fitted blinds. Pedestrian door with glazed panel leading out to the rear of the property. Space for upright fridge freezer.
From the hall, stairs with painted timber handrail rise to the:

First Floor Landing

With painted timber door to airing cupboard with pine slatted shelving.
Painted timber door to:

Bedroom One

With wide double glazed casement window to the front elevation. Elegance electric heater and pair of timber doors to deep built-in cupboard with hanging rail and shelving. Access with folding timber stair to the second floor attic room with ample storage space. From the landing, painted timber door to:



Bedroom Two

With wide double glazed casement window to rear elevation, door to built-in wardrobe with hanging rail and shelving. Daikin electric heater/air conditioning unit with remote control.
From the landing, painted timber door through to the:

Shower Room

With bespoke fitted shower with curved glazed sliding doors and wall mounted Mira shower with chrome fittings. Low level WC with built-in cistern, built in wash hand basin with comprehensive range of built-in cupboards and drawers. Chrome heated towel rail, tiled walls and opaque double glazed casement window to the rear elevation.



SERVICES

Mains Electricity, Water and Drainage are connected.

COMMUNAL FACILITIES

Residents of Walton House Court have access to a communal lounge.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band C. Rate Payable for 2025/ 2026: £2,029.12.

TENURE - Leasehold

The property is leasehold with the remainder of the 150 year lease, commencing from 1987.
Management charge circa £3,600 per annum.

DIRECTIONS

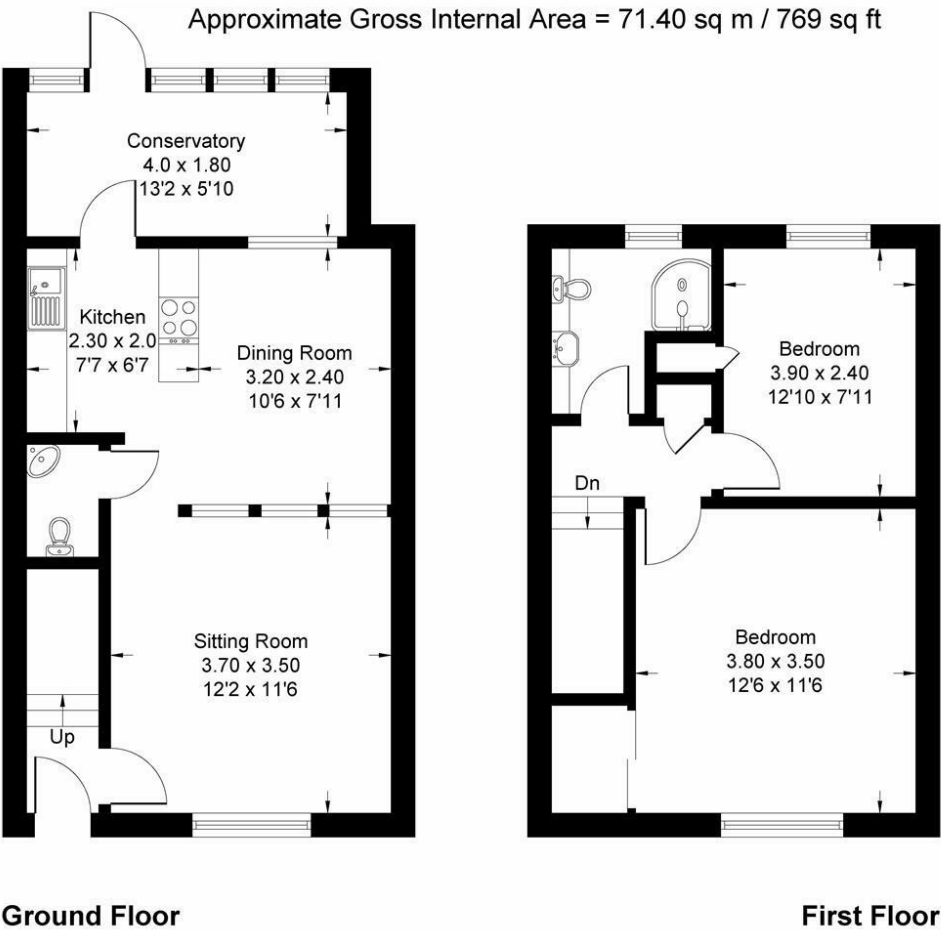
From Bourton-on-the-Water take the A429 Fosse Way south. Proceed straight over the roundabout with the A40 and turn left at the traffic lights into Northleach. Continue towards the centre of the town and Walton House Court can be found after a short distance on the left hand side.

What3words location ///aced.alpha.question

EPC

Awaited - rating TBC

Floor Plan

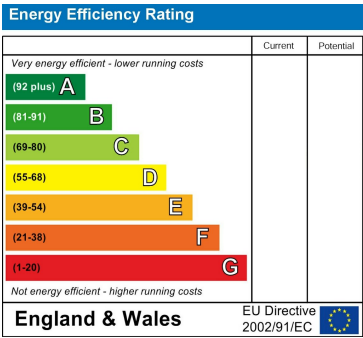


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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