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Tayler & Fletcher



21 Short Hedges Close
Northleach, Cheltenham, GL54 3PD
Guide Price £290,000



21 Short Hedges Close

Northleach, Cheltenham, GL54 3PD

A well presented 2 double bedroom end of terrace house with gardens and parking, set in a popular residential location on the edge of the town a short walk from all the town amenities.

NO ONWARD CHAIN.

LOCATION

Northleach is a picturesque former wool market town set in the heart of the Cotswolds, known for its vibrant community and rich architectural heritage. At its centre stands the magnificent parish church of St Peter and St Paul, a landmark dating back to the early 12th century. The town offers an excellent selection of everyday amenities including an award-winning butcher, specialist shops, a traditional vintner, a chemist, welcoming pubs and restaurants, a Post Office and a doctors' surgery. Northleach enjoys superb connectivity, with the A40 providing easy access to Cheltenham to the west and Oxford and London to the east, while the nearby Fosse Way links to Bourton-on-the-Water, Stow-on-the-Wold and Birmingham to the north, and Cirencester and Swindon to the south. The area is well served by both state and independent schools, with a Primary School located within the Town. Outdoor pursuits are plentiful, with beautiful countryside walks on the doorstep, racing at Cheltenham, Stratford and Newbury, and an excellent choice of theatres in Cheltenham, Oxford and Stratford.

DESCRIPTION

Number 21 Short Hedges Close comprises a well presented end of terrace house with accommodation arranged over two floors comprising a living room and a kitchen/breakfast room on the ground floor with two double bedrooms and a bathroom on the first floor. The property has a parking space opposite and also

has additional land to the front and side of the house to provide additional parking and garden as required and there is a well stocked and landscaped private garden to the rear.

Approach

A uPVC front door with double glazed inserts and outside light to:

Entrance Lobby

Having painted timber door through to the:

Living Room

With double aspect with double glazed casement window to front elevation and double glazed casement window to side elevation, stairs rising to first floor and Heatstore HSDS storage heater.

From the living room, painted timber door to:

Kitchen/ Breakfast Room

With double glazed casement window overlooking the rear garden and separate double glazed door leading out to the rear garden and with a simply fitted kitchen comprising; Worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, tiled splashback and built-in cupboards and drawers below with space and plumbing for washing machine, space for cooker and electric cooker point. Further matching worktop with built-in cupboards and drawers below, space for upright fridge/freezer and a range of eye-level cupboards over. A further matching worktop having breakfast bar with tiled





splashback and three quarter height cupboard to one side. Ecostrad ceramic electric radiator.

From the living room, stairs with painted timber balustrade and timber handrail rise to the:

First Floor Landing

With continuation of the balustrade, access to roof space and painted timber doors to:

Bedroom 1

With two double glazed casement windows overlooking the front of the property, Ecostrad radiator and timber door to built-in airing cupboard over stairs with painted pine slatted shelving and foam lagged hot water cylinder.

From the landing, painted timber door to:

Bathroom

Recently re-fitted with a "P" shaped panelled bath with central chrome mixer tap, wall mounted shower and rose with chrome fittings, low-level WC and circular ceramic sink unit with chrome mixer tap with vanity top, tiled splashback and built-in cupboards and drawers below, vertical chrome heated towel rail and opaque double glazed casement window to side elevation, part-tiled walls and recessed ceiling spot lighting.

From the landing, painted timber door to:

Bedroom 2

With double glazed casement window overlooking the rear garden with Ecostrad electric heater.

OUTSIDE

21 Short Hedges Close is approached from the cul-de-sac via a paved path with a herbaceous border to the front with the path continuing around the side of the property with a timber pedestrian gate in turn leading to the rear garden, being landscaped with a dwarf Cotswold stone

retaining wall, gravelled central terrace with herbaceous beds and borders surrounding and Cotswold stone edged steps leading through the garden with a large mature Bay to one corner and a number of specimen shrubs and plants. There is also an outside tap and a separate double glazed pedestrian door back to the kitchen/breakfast room.

SERVICES

Mains Electricity, Water and Drainage are connected. Electric heating.

LOCAL AUTHORITY

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

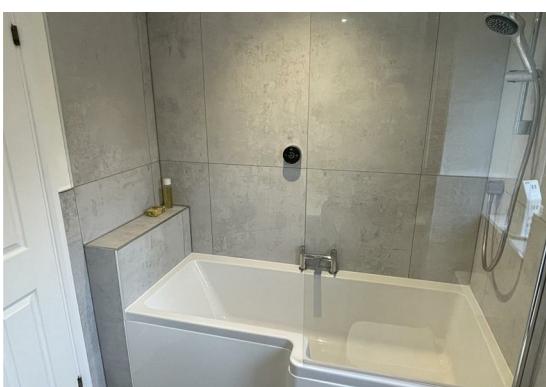
COUNCIL TAX

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

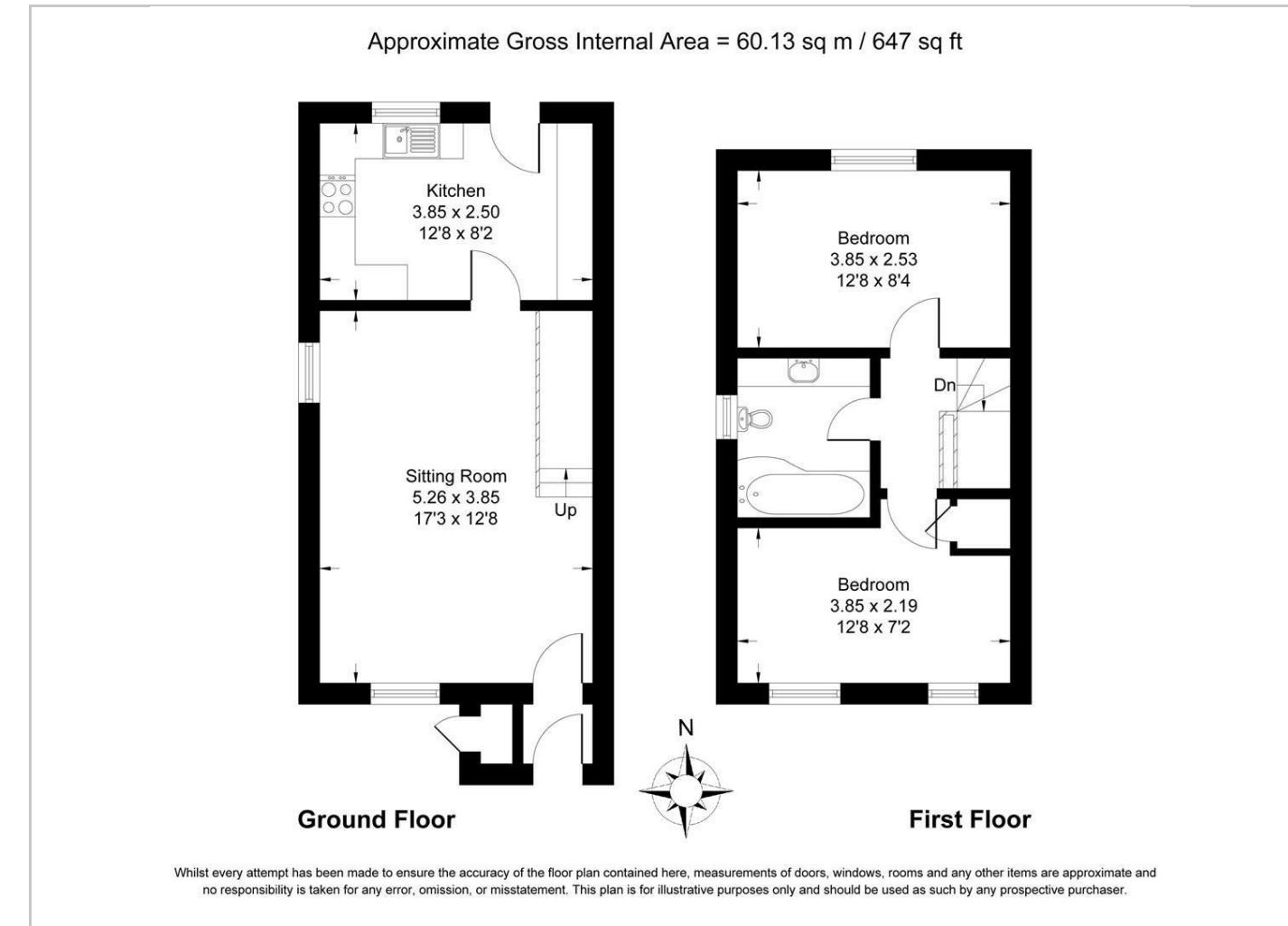
DIRECTIONS

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 straight through the centre of the Town and into the East End of Northleach, turning left into Nostle Road then take the first left into Short Hedges Close and follow the cul-de-sac around to the left at the end, where the property will be seen in front of you to the left.

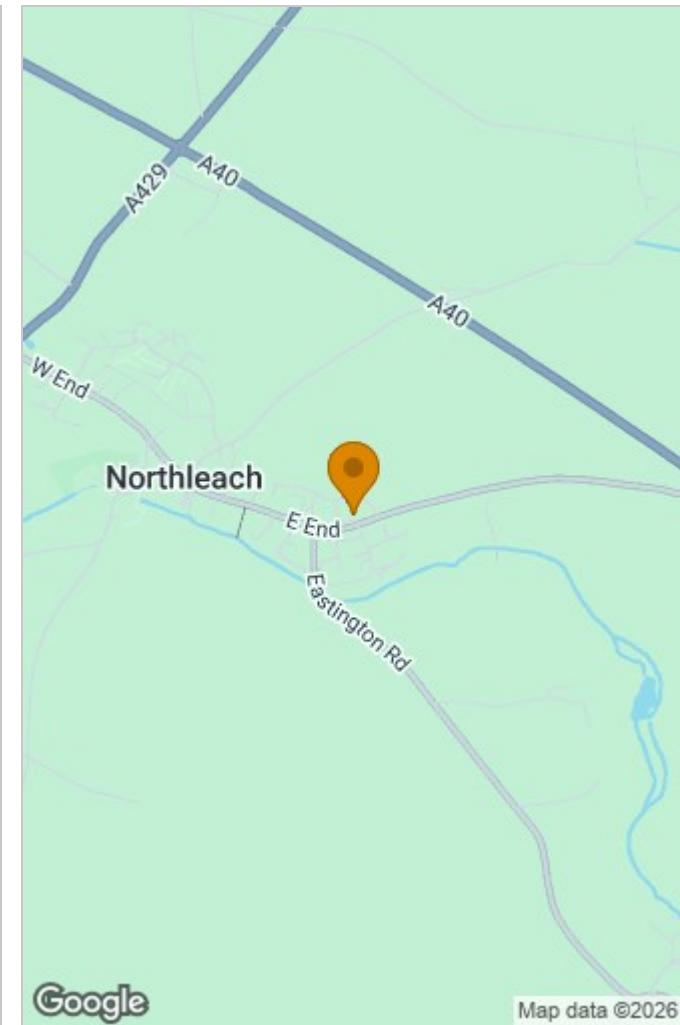
What3Words: //crush.cult.affirming



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 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.

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

England & Wales