



WARD ROAD, NORTHLEACH  
£330,000

MOORE ALLEN  
& INNOCENT



# 26 WARD ROAD, NORTHLEACH, GLOUCESTERSHIRE GL54 3RL

A superbly presented and greatly improved semi-detached home quietly located within a cul de sac upon this modern development to the western outskirts of the historical Market Town of Northleach.

## 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.

## THE PROPERTY

Ward Road lies on the north western edge of the town. The cul de sac development reflects a mixture of three and four bedroomed homes. Number 26 comprises a semi-detached house that has been traditionally constructed of reconstituted stone elevations set beneath a pitched tiled roof. Decorated to an exacting standard this splendid home offers entrance hall with stairs rising to first floor, cloakroom with modern suite, spacious sitting room with feature fireplace, mantle and hearth, window to front aspect. Door into the open plan kitchen with ample space for dining. Well-appointed with a good range of base and wall mounted units with free-standing appliances, 'French Style' glazed doors lead onto the alfresco terrace with pergola overlooking the secluded rear garden.

To the first floor the property initially offered three bedrooms, currently the layout has two bedrooms adjoined by archway forming a superb principal bedroom with built-in wardrobes and further double bedroom with rear aspect. The bathroom is newly appointed with Victoriana style white suite.

The gardens have been professionally landscaped to offer low maintenance. Side access leads into a private rear garden bound by timber fencing, offering raised planter, established specimen trees and pergolas. Driveway to side affording parking and single garage.

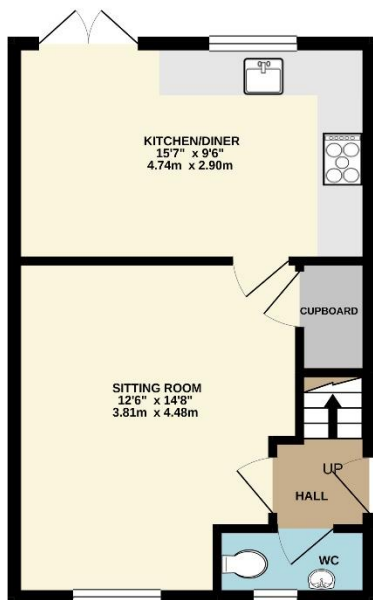
## GENERAL INFORMATION

Mains electricity, water and drainage are connected to the property with electric wall mounted heaters. The property is placed in Band 'D' for Council Tax purposes, charges 2021/22 £1,917.17. Cotswold District Council, Cirencester (01285) 623000 The property is freehold offering vacant possession upon completion. EPC Band 'D'.

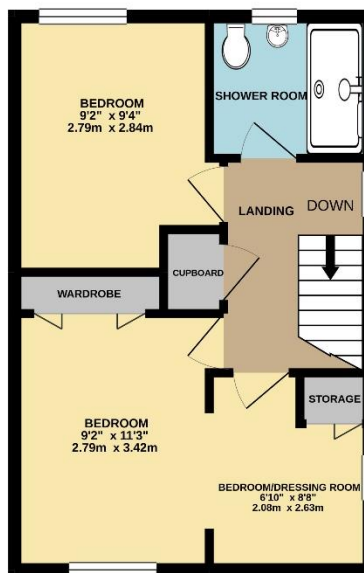
## DIRECTIONS

Northleach is approximately 11 miles north of Cirencester on the A429 (Fosseway). On entering the town, take the first left into Midwinter Road, then the fourth left into Ward Road and next left where the property will be seen on your right.

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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