



Andoversford



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Station Road, Andoversford, Cheltenham, GL54 4LA

£289,995 Freehold

A well presented 3 bedroom semi-rural property approximately 5 miles from Cheltenham.

Entrance hall • living room • kitchen • cloakroom • 2 bath/shower rooms • garden • allocated parking • 3 bedrooms

Description

A well proportioned townhouse style property in the popular village of Andoversford. The accommodation includes an entrance hall; a lovely kitchen with some quality integrated appliances, ample worktop space and cupboards; a large living room looking onto the garden with French doors; and a cloakroom. On the first floor, there is a good size double bedroom with fitted storage; a single room/home office; and a stylish bathroom. On the top floor, there is a lovely master suite with a large fitted wardrobe and en suite shower room. Externally, there is a pretty front garden; a well maintained rear garden; and allocated parking to the rear of the property. The property is double glazed throughout and has electric heating. Cotswold District Council Tax Band C - £1936.71 (2022/23). Service charge to maintain shared green spaces, currently £98/year.

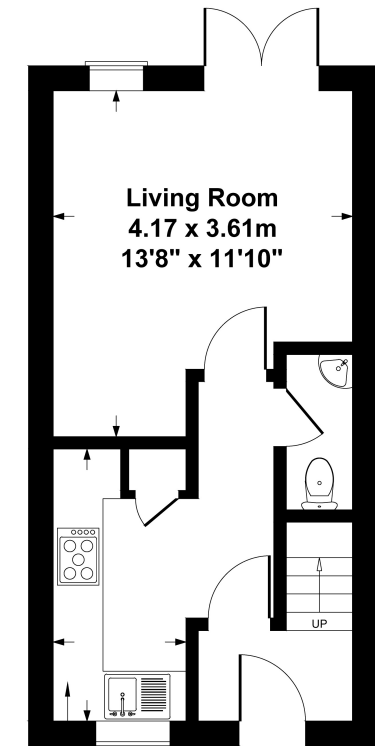
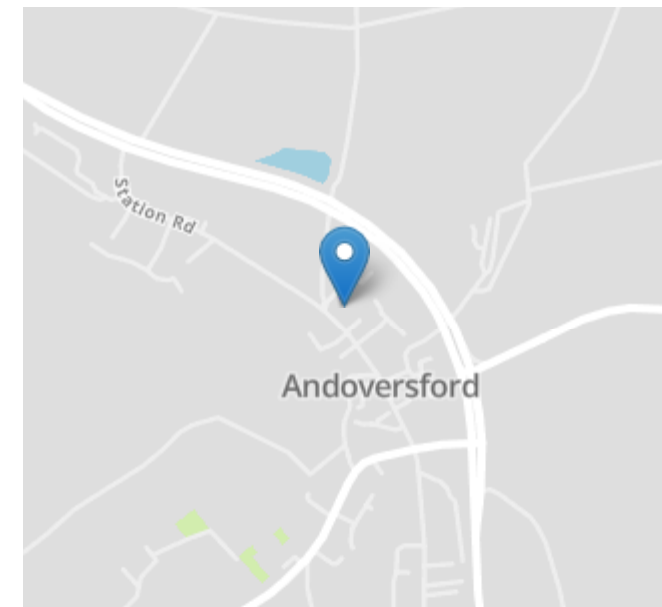




Situation

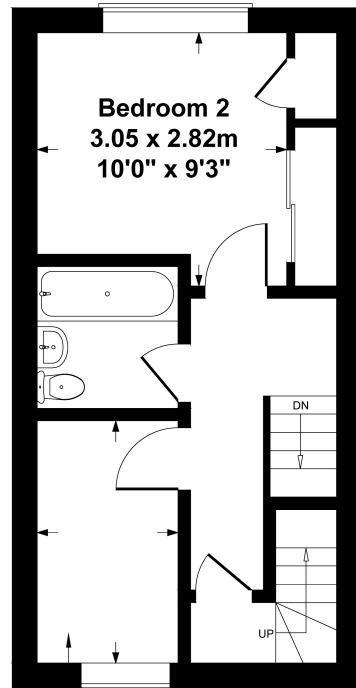
Andoversford is a quiet Cotswold village approx. 5 miles east of Cheltenham, in an Area of Outstanding Natural Beauty. Local amenities include the Royal Oak, a primary school, and a shop. There are wider facilities found in the attractive small market town of Northleach (with an excellent Gastro Pub, The Wheatsheaf Inn), Bourton on the Water, and in Charlton Kings which is about 4 miles away on the edge of Cheltenham and offers highly sought after infants and junior schools and Balcarra secondary school.

Approximate Gross Internal Area
76 sq. metres (818 sq. feet)



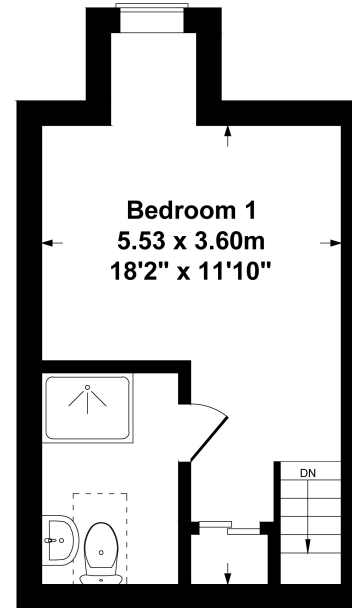
Kitchen
3.28 x 1.60m
10'9" x 5'3"

Ground Floor



Bedroom 3
2.92 x 1.70m
9'7" x 5'7"

First Floor



Second Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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