



38 CRAIL VIEW

NORTHLEACH, GLOUCESTERSHIRE GL54 3QH

GUIDE PRICE
£340,000

A well-presented detached three bedroomed bungalow occupying an elevated position within the head of a small cul de sac, situated to the east of this historical Cotswold town's Market Place.



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.

PROPERTY

Crail View is a cul de sac of detached houses and bungalows situated to the east of the town's Market Place. Number 38 comprises a detached bungalow that has been traditionally constructed of reconstituted stone elevations set beneath a pitched conservation tiled roof. Built in 1985, the property occupies an elevated position within this established development enjoying views to the front.

The property's layout currently provides front door leading into hall with access to the fitted kitchen, cloakroom, principal reception and third bedroom or dining room. The living room is of a generous proportion with square bay window to front aspect, open fireplace and ample space for soft seating and dining. A door off leads into an inner hall with access to two double bedrooms and the shower room with vanity wash hand basin and WC. Off one bedroom is a patio door that opens into a conservatory and terrace beyond.

To the outside, a hard landscaped front garden is featured with driveway to side leading to the single garage (internal measurement 17'6 x 8'3). Access is granted to the rear private garden with a paved terrace, retaining walls and path leading onto lawns.

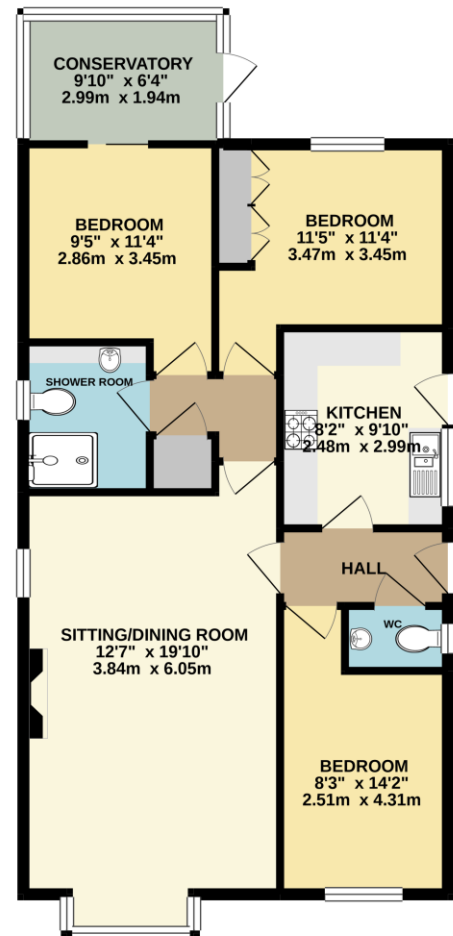
The property is sold without an onward chain. Highly recommended to view.

GENERAL INFORMATION

Mains electricity, water and drainage are connected. Electric night storage and convector heating. Upvc windows. The property is placed in Band 'D' for Council Tax purposes, charges 2021/22 £1,833.09. Local Authority: Cotswold District Council 01285 623000. The property is freehold offering vacant possession upon completion. EPC Band 'D'

DIRECTIONS: On entering the town from the Oxford Direction (east) take the third turning left into Crail View then first left and the property will be seen on your left.

GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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