



PETER BALL & CO.
ESTATE AGENTS

OAK TERRACE, GLOUCESTER ROAD, ANDOVERSFORD, CHELTENHAM GL54 4HR

£227,500

- Cotswold Village
- Period Features
- No Onward Chain
- Off Road Parking
- Log Burning Stove
- Two Bedrooms
- Bathroom Upstairs
- Cotswold School

PROPERTY DESCRIPTION

A beautifully presented Cotswold stone cottage with an abundance of character and charm. Enviably located in the thriving Cotswold village of Andoversford located on the River Coln, the property is on the edge of open countryside yet just 6 miles east of Cheltenham Spa and the close proximity of the A40 makes it ideal for commuting. Built circa 1850 this mid-terrace property has been well maintained and beautifully presented throughout. With exposed stonework and ceiling beams the accommodation on offer in brief comprises; living room with feature fireplace and multi fuel stove fitted in 2017, kitchen that overlooks the garden with tiled flooring and breakfast bar seating. Upstairs are two bedrooms and a family bathroom with classic white suite. The master bedroom is a

comfortable double with built in wardrobes. To the rear is a landscaped private garden. Securely enclosed there is lawn and patio seating area with gated rear access. The property further benefits from off road parking, double glazing and electric heating throughout. Within catchment for the highly regarded Cotswold secondary school and offered to the market with no onward chain it makes for an ideal first time or rental investment.

SITUATION

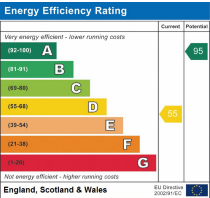
Andoversford is a thriving Cotswold village located just off the A40 a 10 minute drive out of Charlton Kings. With local amenities such as a popular primary school, playgroups, local store and village post office and with recreational activities including a village pub and restaurant within walking distance. Main roads to London and Oxford (A40) are easily accessible, as are regular bus services to and from Cheltenham Spa, Stow, Bourton and Moreton in Marsh.

DIRECTIONS

Take the A40 towards Oxford. Turn right onto the A436/ Gloucester Road signposted Andoversford. Proceed beyond the Royal Oak pub and the property will be found shortly after on the left hand side.

ADDITIONAL INFORMATION

Cotswold District Council - Tax Band C.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

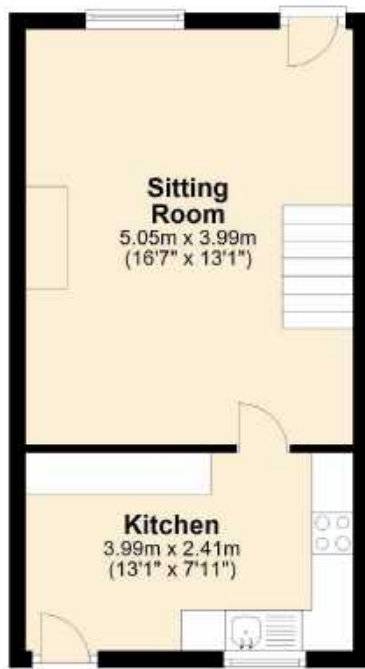
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Ground Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.0 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.