

## **16 Short Hedges Close, Northleach, Cheltenham, Gloucestershire, GL54 3PD**

Guide Price: £325,000



- Freehold
- Modernised Throughout
- Extended Open Plan Living
- Three Bedrooms
- Family Home
- Two Parking Spaces
- Cotswold Village Location
- First Time Buyers / Investors

A beautifully updated end of terrace house set within a small cul de sac of the eastern edge of this fine historical Cotswold town. Modernised throughout with rear extension and two car parking spaces.

Situated on the eastern edge of the town, Short Hedges Close is a popular cul-de-sac within a mature residential development constructed by Barratt Homes in the early 1990s. Occupying a pleasant position towards the head of the cul-de-sac, No. 16 has been thoughtfully improved by the current owners, benefitting from replacement uPVC windows and a rear extension that has created a spacious open-plan living arrangement.

The property is warmed by an LPG-fired combination boiler serving the central heating and hot water system.

The accommodation is well presented throughout and briefly comprises an entrance porch with useful external storage cupboard, opening into a comfortable sitting room with staircase rising to the first floor. To the rear, the property has been extended to provide a generous open-plan lounge/dining area with double doors leading directly onto the garden, creating an excellent space for everyday family living and entertaining. The kitchen is positioned to the front of the property and is fitted with a range of modern wall and base units incorporating integrated appliances, whilst a cloakroom completes the ground floor accommodation.

On the first floor are three bedrooms, served by a stylish and contemporary family bathroom.

Outside, a driveway to the side of the property provides off-street parking for two vehicles and gated access to the rear garden. The enclosed rear garden is bounded by timber fencing and enjoys a paved terrace ideal for outdoor dining, together with a garden shed providing additional storage.



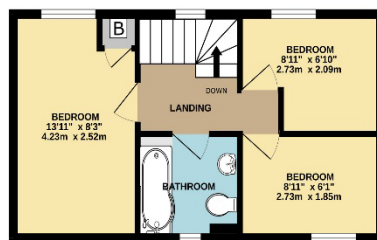
**General Information**

The property is freehold offering vacant possession upon completion. It is connected to mains electricity, water and drainage. Heating throughout provided by LPG powered boiler. EPC band 'E' (47). The property has been placed in band 'C' for Council tax purposes, charges 2026/27 £2127.78. Local authority Cotswold District Council, Cirencester (01285) 623000

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Moore Allen & Innocent LLP 2022

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		