



7 Dikler Close
Bourton on the Water
Gloucestershire
GL54 2PS



Description

A three bedroom detached bungalow benefiting from garage set within a highly desirable location in Bourton on the Water. Offered with No Chain. The current owners are in the process of applying for planning permission for an extension and loft conversion providing extra living space and four bedrooms over all. The full plans can be viewed on The Cotswold Council website ref. 21/00190/FUL. Entrance hall, living room, kitchen/diner, three bedrooms, bathroom, cloakroom, gardens to front and rear, garage and off road parking.

Bourton on the Water

Bourton on the Water is a large village situated in

the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village centre. There are a range of amenities, including an award winning supermarket, outstanding schools, an artisanal bakery, doctors surgery, gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, library, post office, churches, primary and secondary schools.

Directions


From the offices of Harrison James & Hardie continue down the High Street and onto Rissington Road. Follow the road down and turn left into Dikler Close. No 7 will be found in the top right hand corner, identified by our For Sale board.

Viewing Arrangements

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

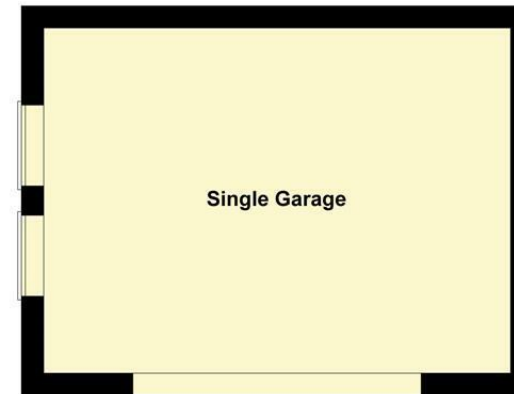
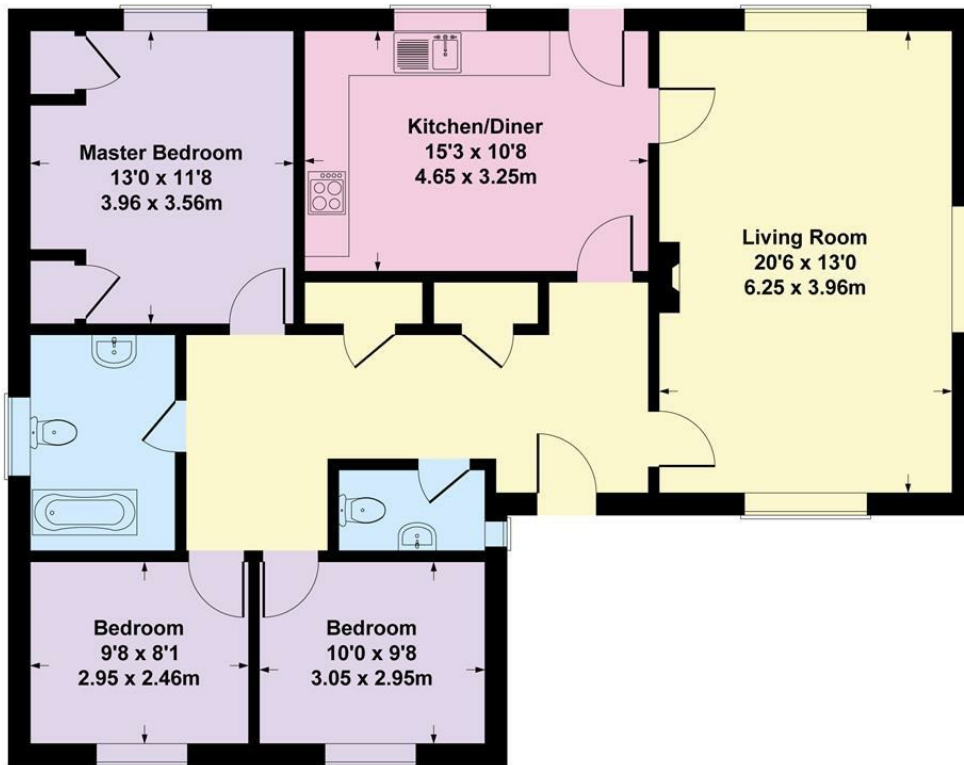
Tenure and Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Approximate gross internal area
Main House - 1066 sq ft - 99 sq m
Garage - 312 sq ft - 29 sq m
Total - 1378 sq ft - 128 sq m



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

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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Bourton on the Water

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