



Southgate Court, Upper Rissington, GL54 2LY

Guide Price £250,000





This well-presented three-bedroom terrace home set over three floors, enjoying open aspect to the rear over neighboring countryside and is situated in the popular area of Upper Rissington, making it ideal for first-time buyers or for a buy-to-lets.

The accommodation comprises of entrance hall, new kitchen, dining area, sitting room, garden room, two double bedrooms, single bedroom and bathroom. The property also benefits from an enclosed rear garden backing on to open fields and off-road parking for two cars.

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

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic shop, pharmacy, and gym as well as a brand-new village hall. There is also the **OUTSTANDING** Rissington Primary School. Further facilities and schools can be found in both Bourton on the Water, Stow on the Wold and Burford. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.







**16 Southgate Court, Upper Rissington, GL54 2LY**  
Main House Approx. Gross Internal Area:- 83.3 sq.m. 897 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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