



Roman Way, Bourton-On-The-Water, GL54 2HD

Guide Price £475,000



This immaculate three-bedroom detached family home is situated within walking distance to the popular local shops and outstanding schools of Bourton On the Water.

The front door leads into the hallway with stairs to the first floor and doors off to the cloakroom, sitting room/dining room and to the modern kitchen.

The kitchen is fitted with both base and wall units, space for white goods, a granite effect counter-top and leads on to the conservatory, which provides access to the single garage and out to the rear garden. Upstairs there are three good-sized bedrooms, the smallest currently being used as a dressing room, also on the first floor is the family bathroom. The well-maintained mature rear garden is enclosed by timber fencing, and is laid mainly to lawn with stocked borders and a patio seating area.

There is a large, graveled driveway to the front which provides parking for multiple cars and access to the single garage. The property also benefits from double glazing and is warmed by oil fired central heating. There is also further potential with the property (subject to planning) to convert the loft space above the garage.

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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 gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

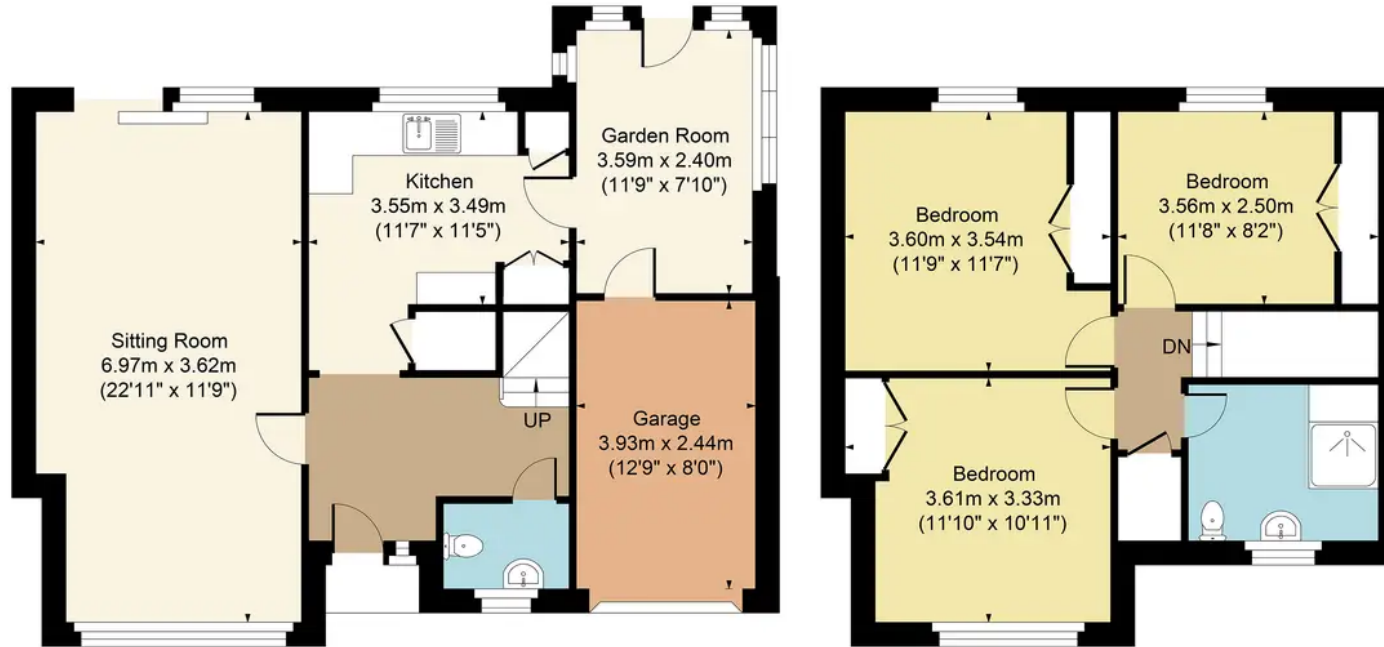




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Main House Approx. Gross Internal Area:- 111.73 sq.m. 1203 sq.ft.

Total Approx. Gross Area:- 111.73 sq.m. 1203 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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