



HARRISON
Sales &
Lettings
HARDEN

Grebe Square, Upper Rissington

Guide Price £230,000



This two bedroom mid-terraced house is on Grebe Square, a popular residential area in the village of Upper Rissington.

The property provides generous accommodation and is ideal as a first home, for those wishing to downsize or buy to let.

The accommodation comprises: porch, entrance hall, reception room with an electric flame effect fire, large kitchen with useful under-stair storage and a rear hallway leading to the garden. On the first floor there is a spacious double bedroom to the front of the property with a large built-in wardrobe, a second bedroom with fitted cupboards to the rear and a family bathroom.

Externally, the property offers a fenced garden with rear access, a front lawn and separate off street parking. The front of the property overlooks an attractive green.

EPC Rating: D

Council Tax Band: B

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



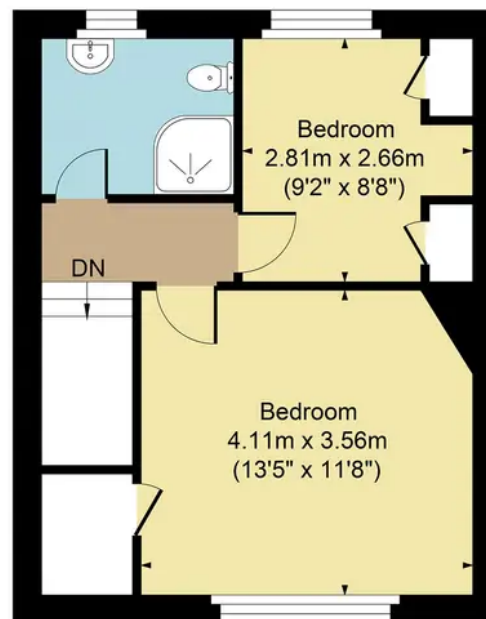
Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also 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.



Grebe Square Upper Rissington GL54 2NH
Approx. Gross Internal Area:- 64.97 sq.m. 699 sq.ft.



Ground Floor



First Floor

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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