



HARRISON
Sales &
Lettings
HARDENSON

New Wellington Court, Upper Rissington

Cheltenham

In Excess of **£425,000**



This three bedroom end of terrace modern family house in the popular Upper Rissington spans over two floors. On the ground floor, you are welcomed by an entrance hall, through to the right there is a contemporary kitchen/diner with wall and base units with work surfaces over, 1 1/2 sink with drainer, induction hob, integrated oven/microwave, dishwasher, fridge/freezer and access to the utility room where there is space for a washing machine. Through to the left from the entrance hall there is a generous main living room which also leads into the rear garden through double patio doors. Up to the first floor is the landing with an airing cupboard, a principle double bedroom with a dressing room and a premium en-suite shower room, two double bedrooms and a modern family bathroom. The property also benefits a from a downstairs WC, an alarm, upgraded carpets and flooring throughout and access to Full Fibre Broadband.

Externally, the property offers a low maintenance, walled rear garden, and allocated off road parking for two cars with an EV charger.

EPC Rating: B

Council Tax Band: D

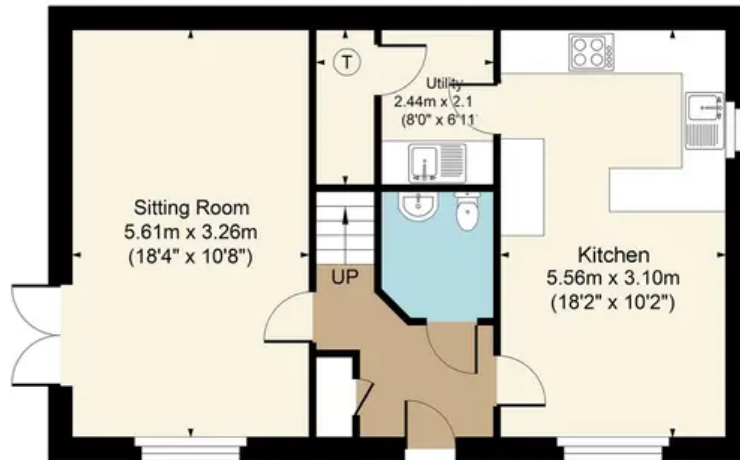
Tenure: Freehold



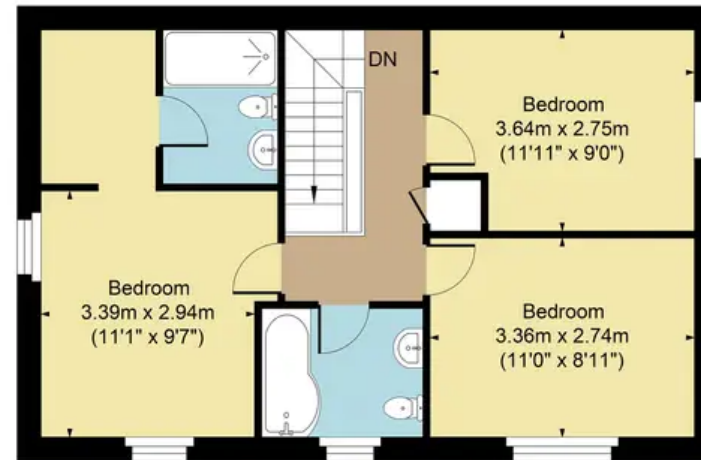
Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also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



New Wellington Court, Upper Rissington, GL54 2SG
Main House Approx. Gross Internal Area:- 100.98 sq.m. 1087 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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