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Sales &  
Lettings  
HARDIENZ

Chardwar Gardens, Bourton-on-the-Water

Cheltenham

Guide Price £325,000





Situated within the most popular Chardwar Gardens Estate, this impeccably presented two bedroom semi-detached house offers a tranquil and secure living environment. Enjoying an array of desirable features, this home is perfect for those seeking a comfortable and convenient lifestyle.

Internally, the house comprises front to back living room, generous kitchen, two bedrooms, both complete with built-in wardrobes providing ample storage space. The ground floor benefits from a shower room, ensuring both residents and guests are catered for. A utility room offers practicality and convenience.

Stepping outside, the property features a low maintenance courtyard garden, ideal for those seeking a stress-free outdoor space. In addition to this, the property benefits from a single garage and allocated parking, situated less than a minutes walk from the property, providing residents with both security and ease of parking. Conveniently located, a plethora of local amenities are just a stone's throw away, ensuring every-day essentials are easily accessible.

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

Maintenance Charge: £309 per month

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.







Main House Approx. Gross Internal Area:- 91.97 sq.m. 990 sq.ft.  
Garage Approx. Gross Area:- 14.46 sq.m. 156 sq.ft.  
Total Approx. Gross Area:- 106.43 sq.m. 1146 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.  
□□ Denotes restricted head height  
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