



HARRISON
HARDIE

For sale with
**Harrison
Hardie**
01451 822977

Hawker Square, Upper Rissington



This well-presented three-bedroom mid-terraced house is located in the desirable village of Upper Rissington, offering scenic views overlooking the green.

The property is thoughtfully laid out, starting with a welcoming entrance hall that opens into a spacious sitting room. This room is a highlight of the home, featuring a cozy wood-burning stove and double doors that provide access to the back garden, while large front windows allow natural light to flood the space. The kitchen/breakfast room is generously sized, equipped with a range of wall and base units, providing ample storage and workspace. Adjacent to the kitchen, there is a utility room with a toilet.

Upstairs, you will find three comfortable bedrooms with built-in storage, alongside a family bathroom and a separate WC, offering flexibility for family living. The property benefits from gas-fired central heating, and double glazing.

Externally, the property boasts an enclosed front and rear garden, which features both a patio area for outdoor dining and a lawn. Ample first-come, first-served parking is available, ensuring convenience for residents and guests alike.

The property's EPC rating is E

Council Tax Band: C

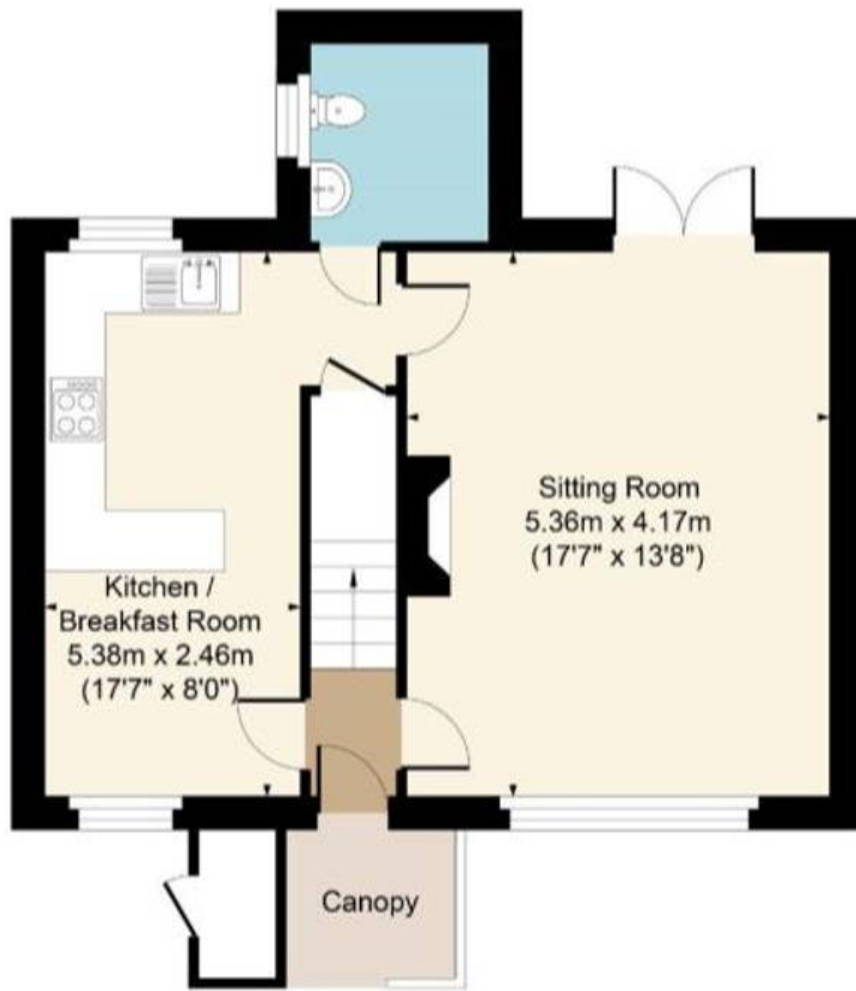
Tenure: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the River Windrush that runs through the village centre. There are a range of amenities, including restaurants, pubs, supermarkets, library, post office, primary and secondary schools.

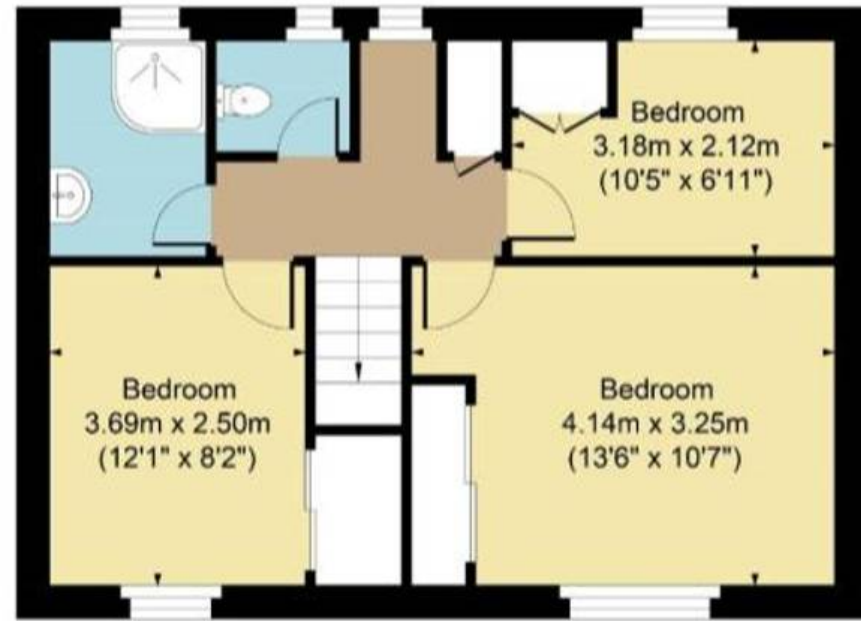




Main House Approx. Gross Internal Area:- 86.58 sq.m. 932 sq.ft.
Total Approx. Gross Area:- 86.58 sq.m. 932 sq.ft.



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