

HARRISON
Sales &
Lettings
HARDEN



Heron Close, Bourton-On-The-Water



The front door opens into a welcoming entrance hall which provides access to a cloakroom and a useful under-stairs storage cupboard. To the right is a well-proportioned kitchen with space for freestanding appliances. At the end of the hall, the spacious sitting-dining room features double doors leading out to the rear garden, offering an ideal space for relaxation or entertaining. Upstairs, there are two double bedrooms and a family bathroom.

The private rear garden is mainly laid to patio with a small grassed area. At the front of the property, there is parking for two cars. The property also benefits from double glazing, gas central heating, and has recently been freshly painted throughout.

Agent's Note: This property is part of the Local Authority's affordable housing scheme, it must always be sold at 70% of the open market value. Additionally, for the first six months the property can only be sold to individuals who themselves, their partners, or their families have lived in the area or have a specific need to reside in the town. For further details, please contact our office or the housing department of Cotswold District Council for clarification.

EPC: B

Council Tax Band: C

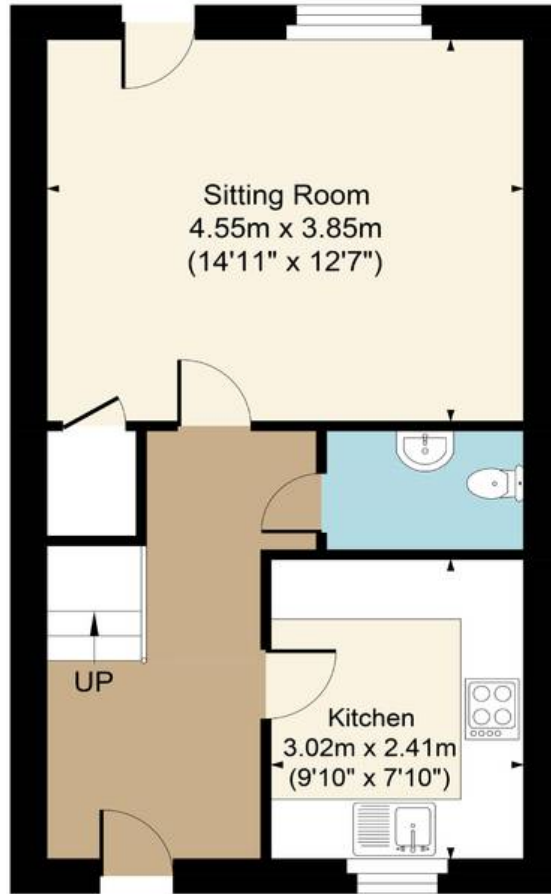
Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a 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 shops, restaurants, pubs, supermarkets, library, post office and schools.

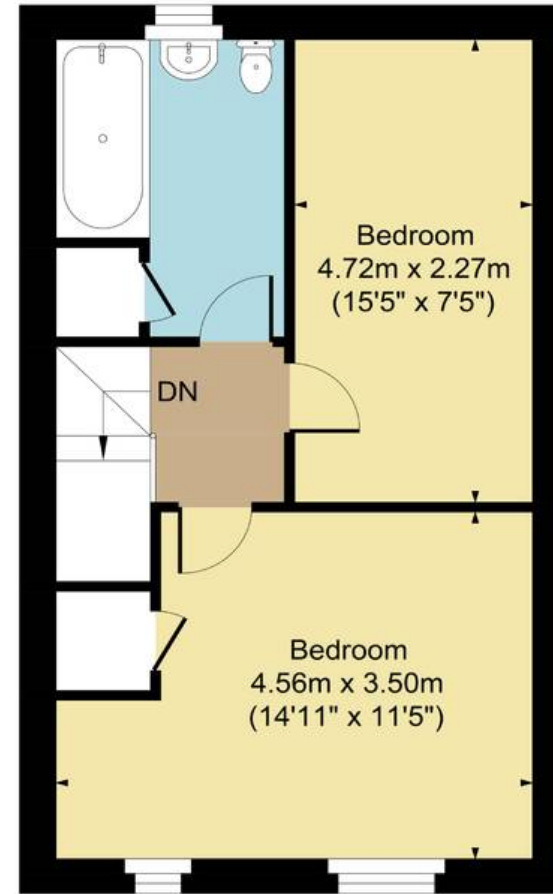




Main House Approx. Gross Internal Area:- 75.26 sq.m. 810 sq.ft.
Total Approx. Gross Area:- 75.26 sq.m. 810 sq.ft.



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
www.dmlphotography.co.uk