



Roman Way, Bourton-On-The-Water



This attractive, end-of-terrace, three-bedroom bungalow is situated on a quiet road and is walking distance to the popular local shops and amenities of Bourton-on-the-Water.

The front door leads into the hallway with a spacious lounge to the left and to the right is a bright and well-appointed kitchen with access to the driveway. There are two good-sized bedroom and a third bedroom which can be used for an additional living room has sliding doors out to the garden. The second bedroom has built-in storage and the third bedroom is an adaptable space to be used as a bedroom, dressing room or home office. To the rear is a low maintenance garden, which is enclosed by timber fencing, and has a relaxing seating area.

There is a large driveway to the front which provides parking for multiple cars and access to the single garage. The property also benefits from double glazing and is warmed by gas central heating.

Council Tax Band: D

EPC: 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 gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.



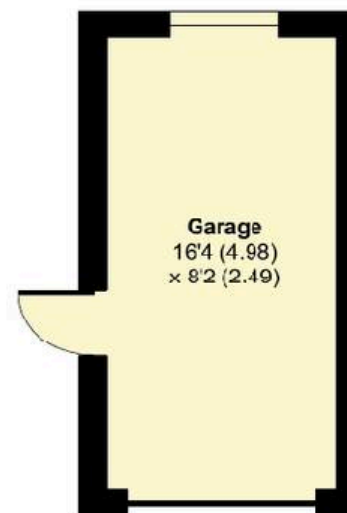
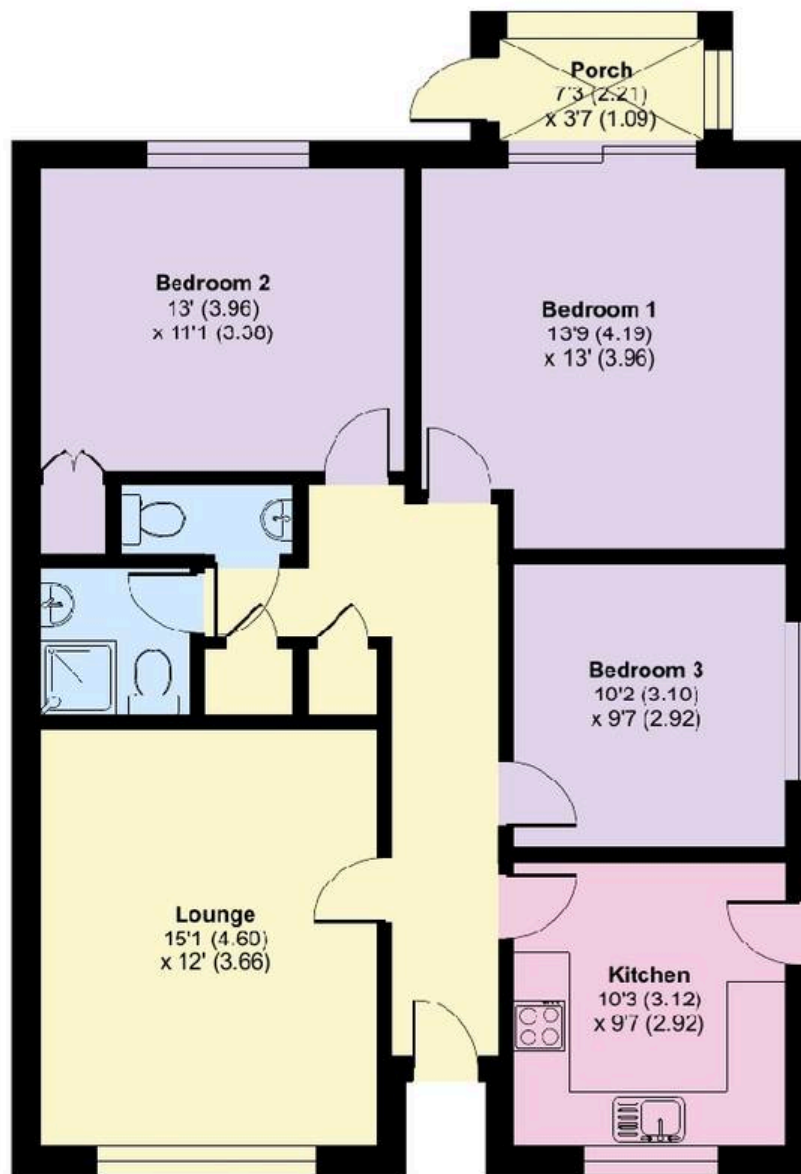


Approximate Area = 959 sq ft / 89.1 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1092 sq ft / 101.4 sq m

For identification only - not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Harrison Hardie. REF: 1218510

