



Stanway Green, Bourton-On-The-Water, GL54 2GG

Guide Price £415,000



A well-presented Modern three-bedroom detached house with garage situated on the northern edge of the village.

The property comprises of an entrance hall, sitting room, newly fitted kitchen/breakfast room, utility, cloakroom, master bedroom with en-suite shower room, two further bedrooms, family bathroom, garden with mature planting, garage and off-road parking.

The property lends itself as an excellent investment with a good potential rental return, as well as already being a practical family home.

It is within walking distance to shops, schools and amenities.

EPC Rating: C

Council Tax Band: D

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 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.

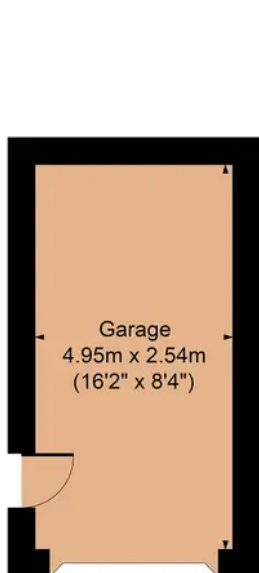


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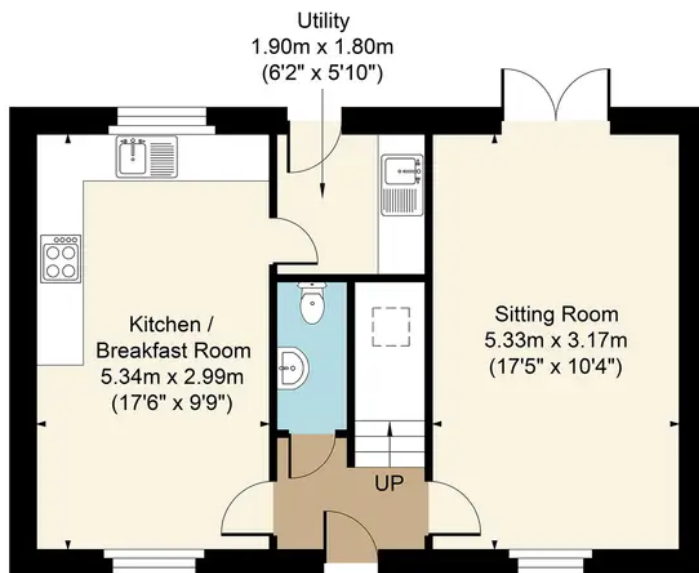
Main House Approx. Gross Internal Area:- 88.22 sq.m. 950 sq.ft.

Garage Approx. Gross Area:- 12.57 sq.m. 135 sq.ft.

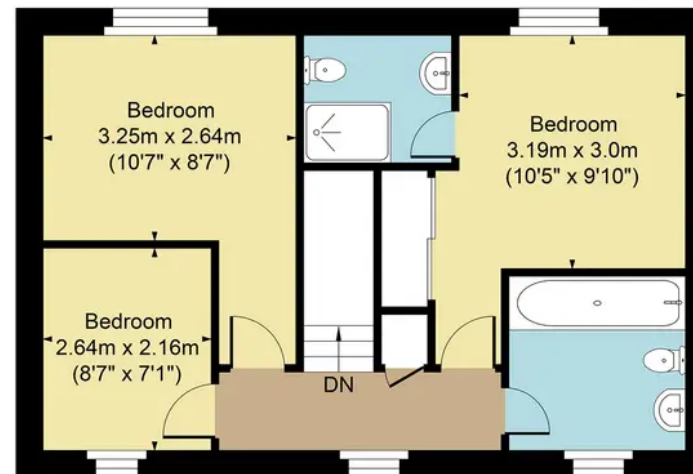
Total Approx. Gross Area:- 100.79 sq.m. 1085 sq.ft.



Garage



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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