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Sales &  
Lettings

For sale with  
**Harrison  
Hardie**  
01451 822977

**The Gorse, Bourton-on-the-Water**  
Cheltenham

Guide Price £425,000



This immaculate three-bedroom semi-detached bungalow is situated within a quiet cul-de-sac, yet still in walking distance to the popular local shops and outstanding schools of Bourton-on-the-Water.

The front door leads into the hallway with the sitting room/dining room on the right, which benefits from double door access to the rear garden, and to the left, the modern kitchen, which is fitted with both base and wall units, an integrated fridge/freezer, oven and dishwasher, and further space for additional white goods.

Through the dining room, there is a hallway with access to the bedrooms, two doubles and a single, the principle bedroom has the added benefit of an en-suite, and double doors that access the low maintenance rear garden, which is enclosed by timber fencing, and will make an ideal seating area.

Additionally the property has a single garage, which can fit one car, and is accessed over a graveled driveway, and there is on road parking available at the front. Please note that parking is permitted on the gravel driveway for loading/unloading and cleaning the car only.

EPC Rating: C

Council Tax Band: D

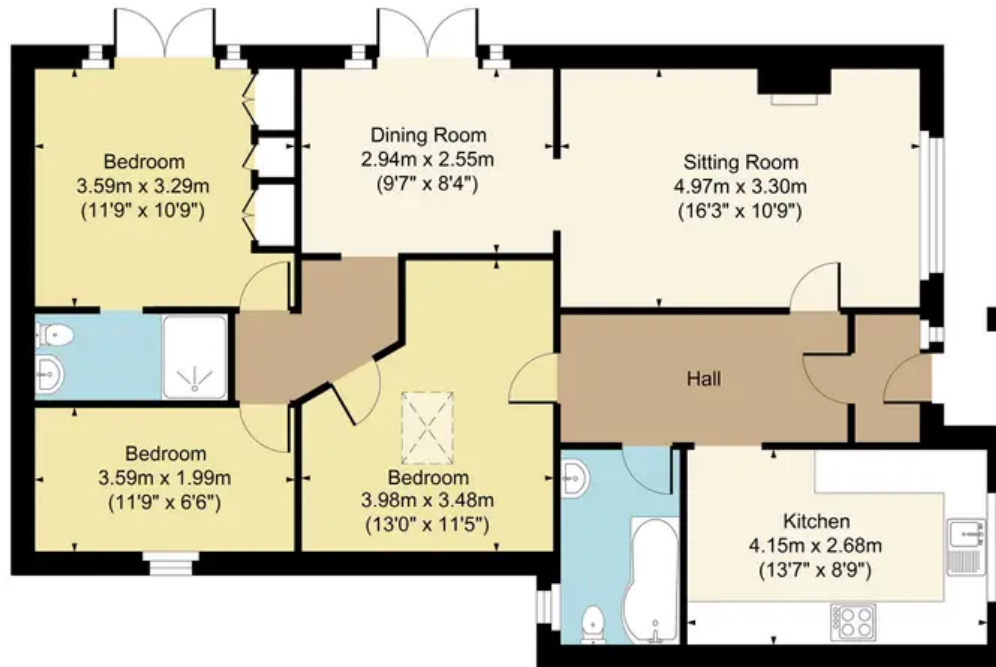
Tenure: Freehold

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:- 90.69 sq.m. 976 sq.ft.



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

Harrison Hardie

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