



Barnsley Way, Bourton-On-The-Water





Built by Bloor Homes, this two bedroom Cotswold stone semi-detached property provides well-presented accommodation, and would make a perfect first time home or investment opportunity.

On entry via the front door, the hallway leads into the kitchen which has a range of eye and base level units and an integrated hob and oven. The sitting room is located at the rear of the house, with double doors leading out to a large, enclosed garden. There is also a WC downstairs. Upstairs, there are two double bedrooms, both with built in storage space, and a bathroom with a shower over the bath.

The rear garden is laid mainly to lawn with a patio area for entertaining. The driveway to the side of the property provides parking for two vehicles, with a gate leading through to the garden.

Council Tax Band: B

EPC: 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 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.

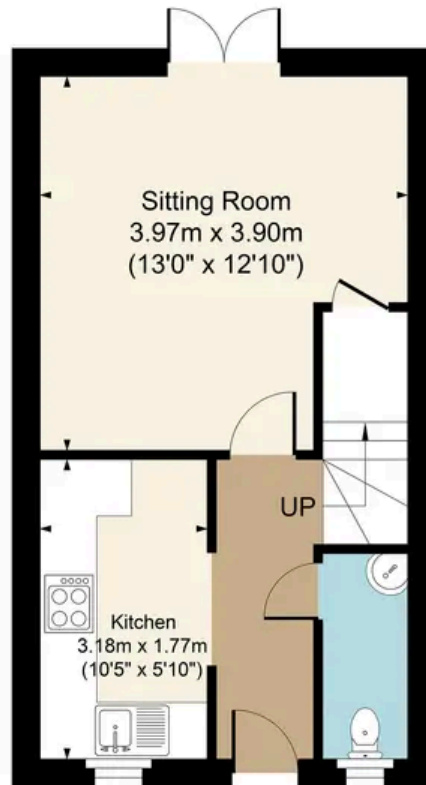
What3Words: aunts.ideals.cherry



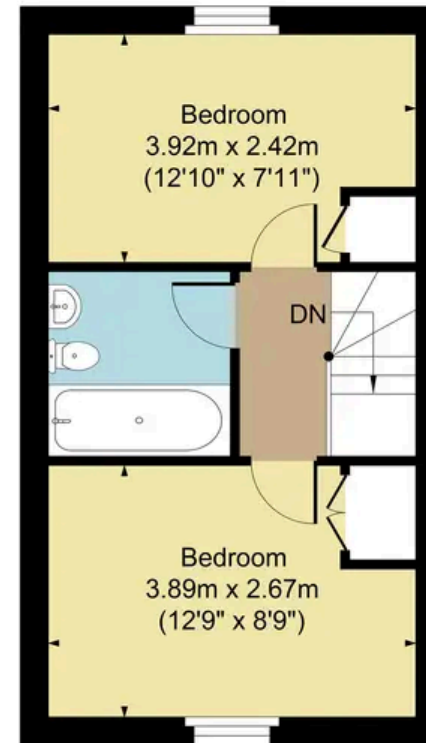




**Barnsley Way Bourton GL54 2GJ**  
Main House Approx. Gross Internal Area:- 56.56 sq.m. 609 sq.ft.



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](http://www.dmlphotography.co.uk)

**35 Barnsley Way, Bourton-On-The-Water**  
Cheltenham

In Excess of **£300,000**