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Clapton Row, Bourton-On-The-Water GL54 2DN



This two-bedroom Cotswold stone cottage is located on the quiet street of Clapton Row, which is only a couple of minutes walk from the Centre of Bourton on the Water.

Upon entering the property through the front door, you are in the living room, which features a log burner and has space for a dining area. To the rear of the property you will find the modern kitchen, fitted with integrated dishwasher, washing machine and fridge freezer. Up the stairs, there are two double bedrooms, along with the bathroom. Further benefits of the property include gas Central Heating and Double Glazing.

There are paved gardens to the front and rear of the property together with dedicated parking for two cars.

This is a rare find and ideal for an array of purchasers including owner occupiers, downsizers & investors for long term or short term usage.

EPC: D

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

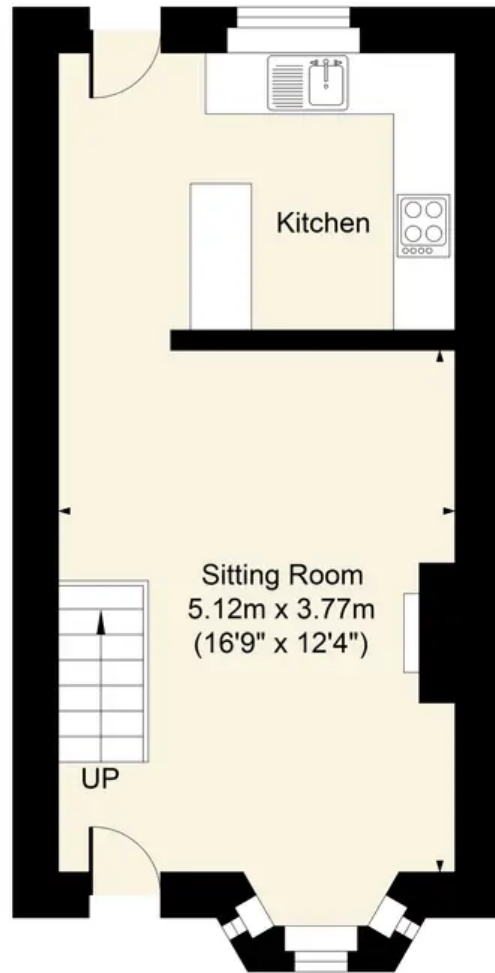
Service Charge: Average of £300 per annum, to help maintain shared driveway and parking area and meet the Management Company costs. Please note, the Management Company is wholly owned by the owners of the five properties forming this group of houses.

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.

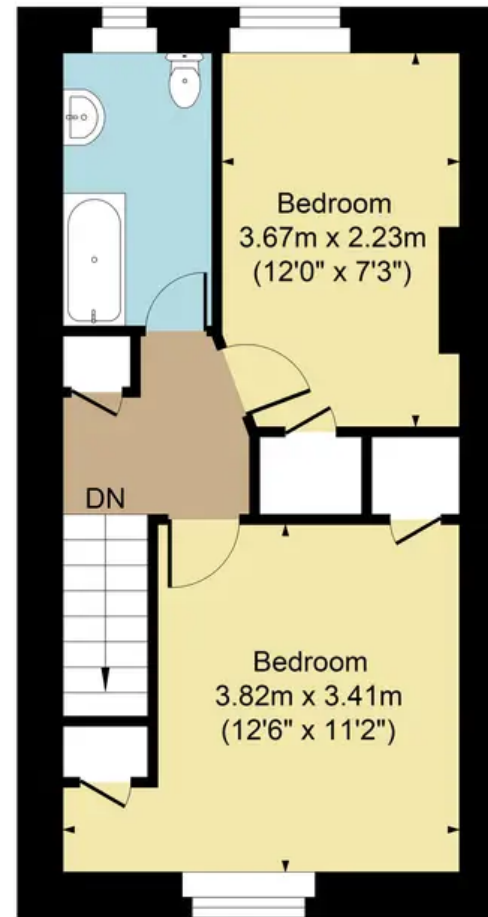




Tilly's Cottage, Clapham Row, Bourton, GL54 2DN
Main House Approx. Gross Internal Area:- 62.0 sq.m. 667 sq.ft.



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