



The Gorse, Bourton-on-the-Water

Cheltenham



This immaculate one-bedroom, semi-detached bungalow presents a rare opportunity, located within a quiet cul-de-sac and just a short walk from the centre of Bourton-on-the-Water.

Accessed through a gated entrance and a charming private garden, the property welcomes you into a spacious conservatory, which leads into the hallway. Off the hallway to the right is a double-aspect living room, offering a bright and airy space. Adjacent to the living room is the contemporary shaker-style kitchen, which is equipped with an integrated oven, refrigerator, and slim-line dishwasher. Continuing down the hallway, you'll find the bathroom, finished to a high standard with striking black fixtures. At the end of the hallway, on the left, is the generously sized double-aspect bedroom, which benefits from fully fitted wardrobes and an abundance of natural light throughout the day.

Outside, the south-facing private garden is a delightful space with patios, flower beds, and a fully insulated and heated Shepherd's Hut nestled in the corner. Currently used as an office, this versatile space could also serve as a guest bedroom.

To the front of the property, there is a driveway, which boasts an EV charging point, and a detached single garage, that benefits from a powered roller door, as well as power and water connected up.

The property also benefits from gas central heating and double glazing throughout. It is being offered with no onward chain.

EPC: D

Council Tax Band: D

Tenure: Freehold

What3Words: plums.spout.hype



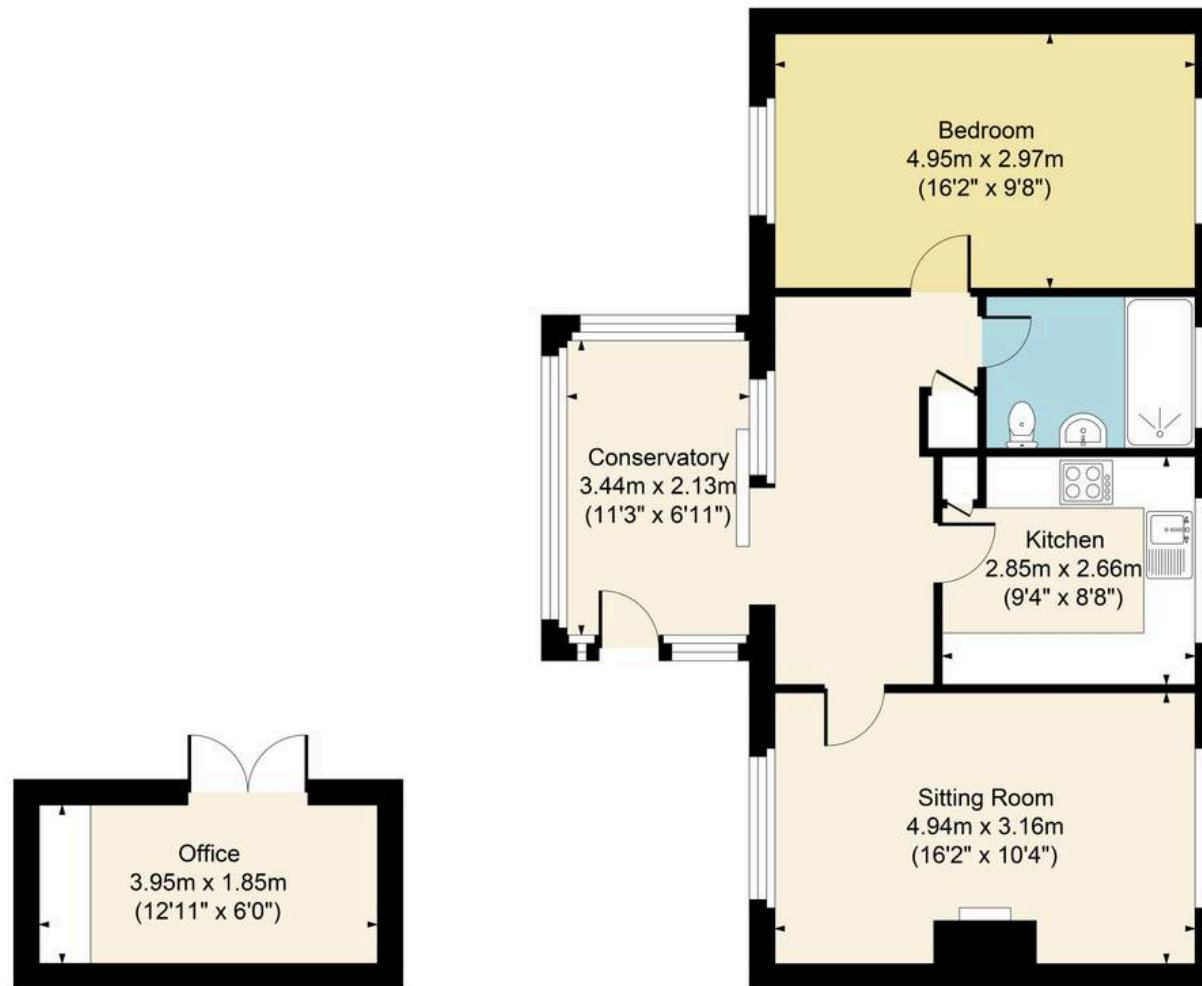


The Gorse, Bourton, GL54 2EJ

Main House Approx. Gross Internal Area:- 61.68 sq.m. 664 sq.ft.

Office Approx. Gross Area:- 7.31 sq.m. 79 sq.ft.

Total Approx. Gross Area:- 68.99 sq.m. 743 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

High Street, Bourton-on-the-Water

Gloucestershire, GL54 2AN

01451 822977 harrisonhardie.co.uk