



Mallard Crescent, Bourton-On-The-Water



This well-maintained three bedroom semi-detached home is located in the charming village of Bourton-on-the-Water. This home is ideal for investment or for families with parking, an extended kitchen/dining area, garden and patio area and in close proximity to local schools and amenities.

The ground floor consists of an entrance hall which leads to a spacious living room and a bright, extended kitchen/diner with family space to the rear of the property. The kitchen benefits from; an integrated fridge/freezer, dishwasher and double oven; and bi-folding doors that open out onto the south facing patio area and garden. Upstairs, there is the principle bedroom with fitted wardrobes and an en-suite shower room as well as a second double room and a smaller bedroom with built-in storage that can also be used as a study. Completing this floor is a modern family bathroom, including stainless steel radiators which are also in the en-suite, which are durable and resistance to rust and corrosion, perfect for these rooms.

Outside is an enclosed garden area with a patio area and external lighting, making it perfect for entertaining and the rest of the garden is laid to lawn. Further benefits include a single garage, which has lighting, and fully boarded roof, for additional storage, and driveway for two cars to the side of the property. There is also double glazing through out and gas central heating.

EPC: B

Council Tax Band: C

Tenure: Freehold

Bourton on the Water is a small town situated in the heart of the North Cotswolds. There are a range of amenities, including gift shops, pubs, hotels, supermarkets, library, post office, churches, and schools.

What3Words: [chilling.branched.learning](#)



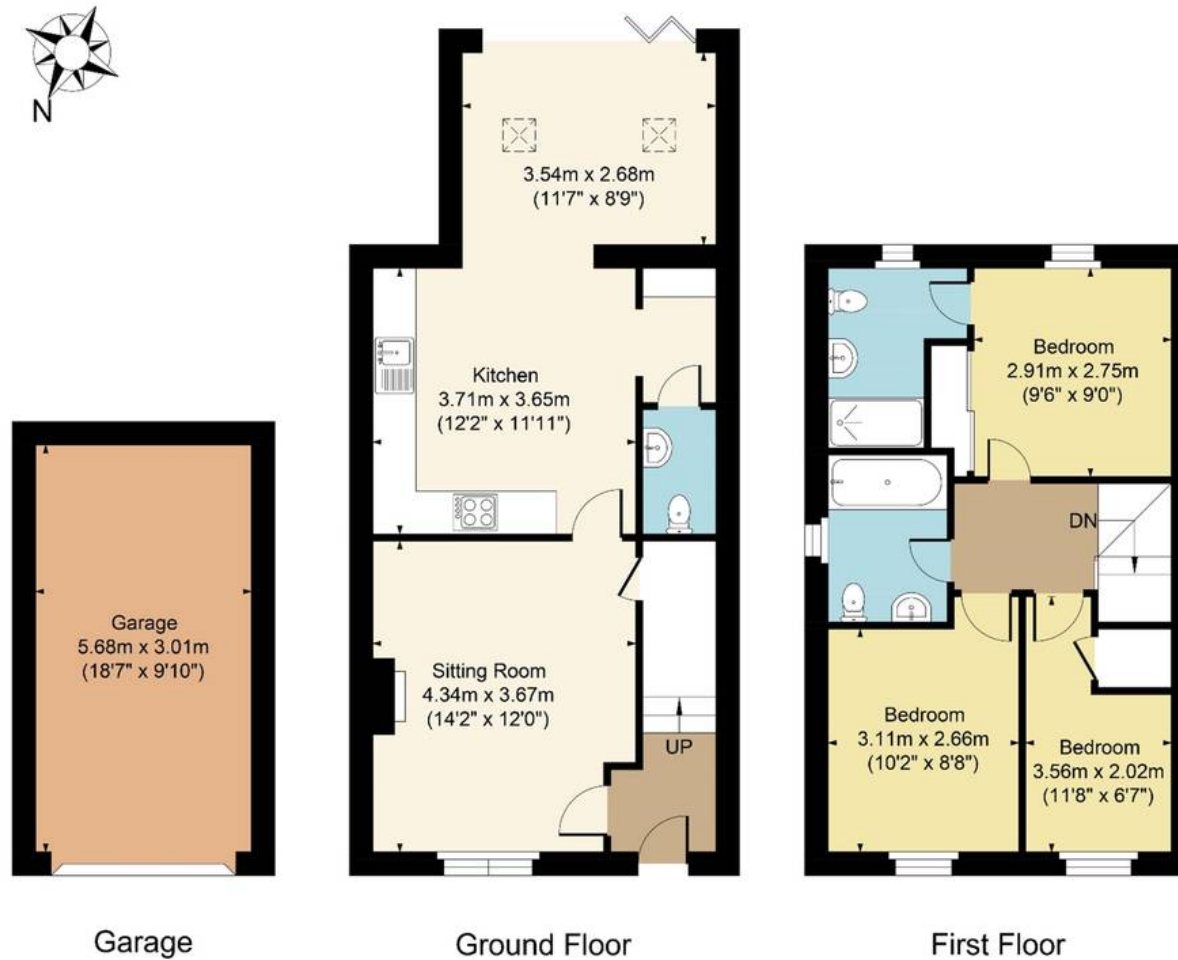


Mallard Crescent, Bourton-on-the-Water, GL54 2RT

Main House Approx. Gross Internal Area:- 88.73 sq.m. 955 sq.ft.

Garage Approx. Gross Area:- 17.10 sq.m. 184 sq.ft.

Total Approx. Gross Area:- 105.83 sq.m. 1139 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

[Dashed box symbol] Denotes restricted head height

www.dmlphotography.co.uk

High Street, Bourton-On-The-Water
Gloucestershire, GL54 2AN

harrisonhardie.co.uk 01451 822977