



Roman Way, Bourton-On-The-Water



NO ONWARD CHAIN

This tidy four bedroom detached family home is ideally located within walking distance of the popular local shops and outstanding schools of Bourton-on-the-Water. Well-loved and well-maintained, the property now offers a fantastic opportunity for modernisation and further development, making it a perfect project for buyers seeking to create their ideal home.

Upon entering, the front door opens into a welcoming hallway with stairs to the first floor and doors leading to the dual aspect sitting/dining room with sliding patio doors to the rear garden, to the left, the downstairs WC/cloakroom to the right and the kitchen straight ahead. The kitchen is fitted with a range of base and wall units and offers space for white goods. It leads through into the utility room, which provides additional access to the rear garden and garage.

Upstairs, there are four generously sized bedrooms, three of the bedrooms currently have double beds in, and a family bathroom.

To the rear of the property there is the garden, which is mainly laid to lawn, with timber fencing for privacy and a patio seating area, perfect for outdoor entertaining. To the front of the property, a large gravelled driveway provides parking for multiple vehicles and leads to the single garage.

Further benefits include double glazing and oil-fired central heating. There is also significant potential (subject to the necessary planning permissions) to convert the loft space above the garage and/or extend the rear of the property.

EPC: E

Council Tax Band: E

Tenure: Freehold

What3Words: [///broadcast.fatherly.dads](https://www.what3words.com/#!/broadcast.fatherly.dads)

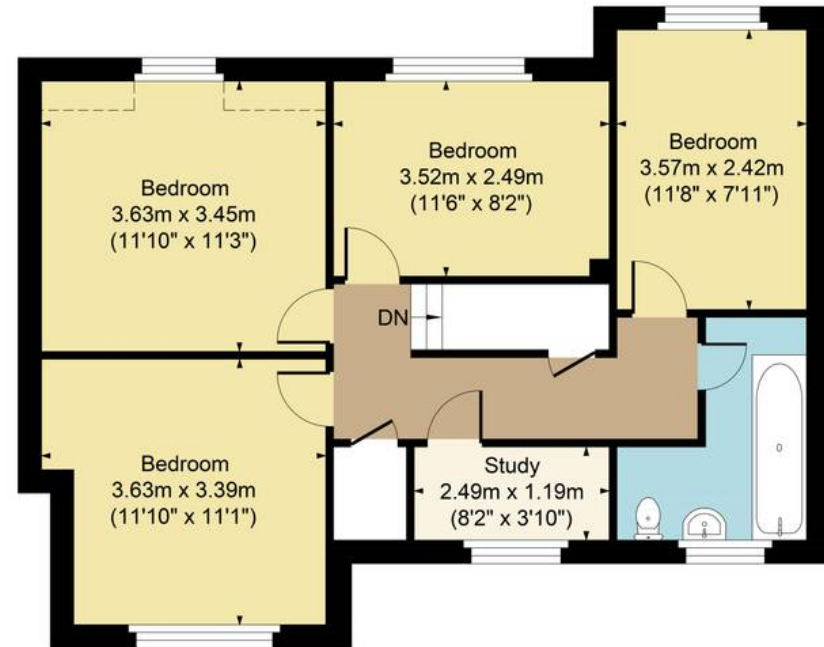




Main House Approx. Gross Internal Area:- 113.66 sq.m. 1223 sq.ft.
Garage Approx. Gross Area:- 12.28 sq.m. 132 sq.ft.
Total Approx. Gross Area:- 125.94 sq.m. 1355 sq.ft.



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
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