



20B Sandy Lane Court, Upper Rissington, Cheltenham, Gloucestershire, GL54 2NF

Offers in the region of £360,000

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Farr & Farr Sales Lettings 

20B Sandy Lane Court, Upper
Rissington, Cheltenham,
Gloucestershire, GL54 2NF

Offers in the region of
£360,000

ONE OF FOUR NEWLY BUILT SEMI DETACHED
HOUSES ON THE EDGE OF THIS VERY
POPULAR VILLAGE

Upper Rissington is a popular village situated just 4 miles to the South of the beautiful market town of Stow On the Wold, 3 miles to the East of the village of Bourton on the Water and a 25 minute drive from Cheltenham. Within the village is good local shopping and an excellent school, all surrounded by some of the most beautiful countryside in England. All four have been beautifully built in a cottage style and are surprisingly spacious and comprehensively fitted with luxury bathrooms including both showers and baths, a comprehensively fitted kitchen, good utility room and cloakroom. To the exterior there are attractive enclosed gardens and ample parking.

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UPVC double glazed front door to:-

LOUNGE/DINING/KITCHEN 27' 7" x 13' 0" (8.40m x 3.96m)

Lounge area with recessed fireplace. Double radiator. Inset ceiling spotlights. Alarm controls. High-quality flooring. Staircase to landing. Arch to:-
Kitchen/ Dining area, beautifully finished with white sink set into Quartz worktops with mixer taps, cupboards and drawers below. Wall and base units. Built-in Bosch glass and stainless steel fronted oven with four ring gas hob and extractor hood. Built in fridge/freezer and washing machine. Part tiled walls. High quality tiled floor. Double radiator. Inset ceiling spotlights. Understairs cupboard with automatic light.

UTILITY ROOM 8' 6" x 6' 1" (2.59m x 1.85m)

Very well fitted with inset one and a half bowl sink unit set into worktops with cupboards below. Cupboard housing ideal gas fire central heating boiler. Plumbing and space for washing machine. Radiator. Extractor fan. Inset ceiling spotlights. High-quality flooring. Fully glazed door to garden.

CLOAKROOM

Low level WC. Wash hand basin with tiled splashback and mirror. Radiator. Extractor fan. Inset ceiling spotlights.

FIRST FLOOR

LANDING

Radiator. Ceiling spotlights.

BEDROOM 1 13' 2" x 13' 6" (4.01m x 4.11m)

(+ deep wardrobe recess). Double radiator. Two bedside lights. TV point.

BEDROOM 2 14' 2" x 9' 3" (4.31m x 2.82m)

Radiator. TV point. Access to loft with retractable ladder.

BATHROOM 10' 4" x 6' 4" (3.15m x 1.93m)

Of a very good size. Double ended panelled bath with central mixer taps, fully tiled surrounds and tiled shelf recess. Low-level WC with concealed cistern. Vanity wash hand basin with cupboards below. Wall mirror shaver point. Large shower cubicle with double headed shower, tiled splashback and glazed sliding screen. Inset ceiling spotlights. Extractor fan. Vertical heated towel rail/radiator. Fully tiled walls.

EXTERIOR

Parking space with wrought iron fencing divide to wide area of path with gravel detail to front door.

Rear gardens with full width paved terrace opening to lawns with close boarded fencing and gate to the rear. Outside tap.

AGENTS NOTE

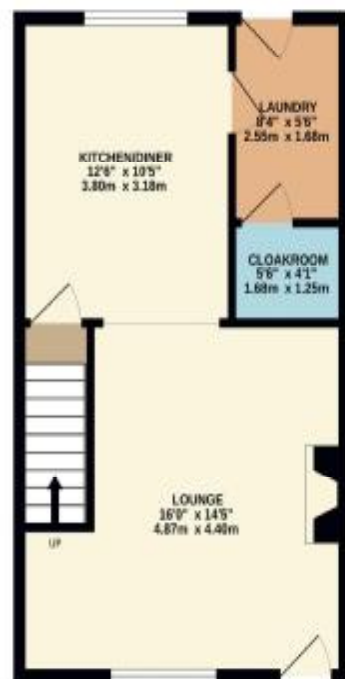
EPC: C-77

COUNCIL TAX: TBC

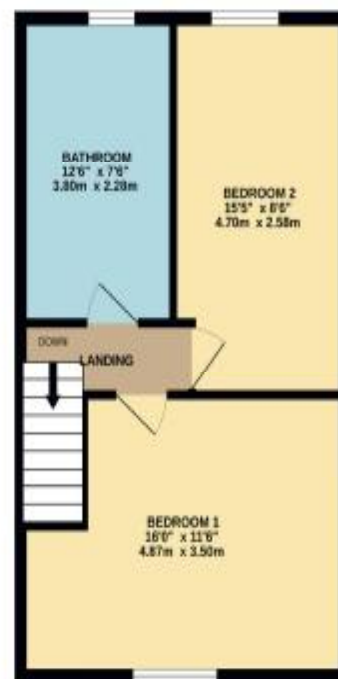
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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