21B Sandy Lane Court, Upper Rissington, Cheltenham, Gloucestershire, GL54 2NF

£315,000 | 2 | 1 | 1

Farr & Farr Sales Lettings

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£315,000

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, 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, and cloakroom. To the exterior there are attractive enclosed gardens and ample parking.

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LOUNGE *16' 5" x 13' 1" (5.0m x 4.0m)*
High-quality flooring. Double radiator. Fireplace with tiled lining (open). TV point. Inset ceiling spotlights. Single radiator. Double glazed window to front aspect. Staircase to landing.

KITCHEN/DINING *13' 1" x 10' 10" (4.0m x 3.3m)*
Beautifully fitted with inset sink set to 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 washer/dryer. Built in dishwasher and fridge/freezer. Double radiator. Inset ceiling spotlights. Door to:-

CLOAKROOM
Wash hand basin. Tiled splashback with mirror. Low level WC with concealed cistern. High-quality flooring. Radiator. Double glazed window. Inset ceiling spotlights and extractor fan.

FIRST FLOOR LANDING
Inset ceiling spotlights.

BEDROOM 1 *13' 1" x 11' 6" (4.0m x 3.5m)*
Double radiator. Double glazed window to front & side aspect. Built-in bedside lighting.

BEDROOM 2 *12' 2" x 10' 10" (3.7m x 3.3m)*
Double glazed window. Double Radiator.

BATHROOM
Double ended panelled bath with central mixer taps. Fully tiled splashback. Low-level WC with concealed cistern. Vanity unit with wash hand basin and cupboards below. Large shower cubicle with double headed shower controls and fully tiled splashback with glazed screen. High-quality tiled floor and matching fully tiled walls. Vertical heated radiator. Wall light point. Extractor fan and inset ceiling spotlights.

GARDEN
Rear gardens with full width stone paved terrace leading to lawns. All enclosed by high close boarded fencing with pedestrian gates to the side. To the front of the property, wrought iron fence divide with wide stone path to front door. Allocated parking for two cars.

AGENT NOTE
EPC: C-77
COUNCIL TAX: TBC

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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