

established 200 years

Tayler & Fletcher



16 Chardwar Gardens, Bourton-On-The-Water, Cheltenham GL54 2BL

Guide Price of £325,000

A centrally positioned and beautifully presented terraced townhouse set in this popular development for the over 55's with single garage and allocated parking space.

Tenure: Freehold

taylerandfletcher.co.uk

LOCATION

Chardwar Gardens is set in the heart of the well known Cotswolds village of Bourton-on-the-Water, famous for its wide village green with the River Windrush running through. Bourton provides an excellent range of local shops and facilities within easy level walking distance. The areas larger commercial centres of Cheltenham, Cirencester and Oxford are within easy travelling distance with excellent access to the motorway network via the A40 to the south. There are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network.

DESCRIPTION

No. 16 Chardwar Gardens comprises a centrally positioned and beautifully presented terraced townhouse with well planned accommodation arranged over two floors. With entrance hall, kitchen, downstairs shower room and principal reception room with sliding doors leading out to the rear terrace and communal gardens on the ground floor. On the first floor there are two double bedrooms and a bathroom. The property also has the benefit of a single garage, allocated parking space and use of the communal gardens and grounds of Chardwar Gardens.

Approach

Covered entrance with outside light and painted timber front door to:

Entrance Hall

With double glazed casement window to front elevation, built in cloaks cupboard with shelving and wall mounted fuse box. Stairs rising to first floor with cupboard underneath and painted timber door to:



Kitchen

With tiled floor. Bespoke fitted kitchen with worktop with tiled splash back and 1 and a 1/2 bowl curved sink unit with chrome mixer tap, four ring Whirlpool gas hob with built in Neff oven/grill below. Range of below work surface cupboards and drawers including matching corner three quarter height housemaids cupboard to one side and space for upright

fridge/freezer, slimline dishwasher and washing machine. Range of eye level cupboards, curved brushed stainless steel extractor over hob, wall mounted Vaillant gas fired central heating boiler (installed April 2022 with 10 year warranty) and double glazed casement window overlooking the front of the property.

From the hall, painted timber door to:

Shower Room

With low level WC with built in cistern, wash hand basin with chrome mixer tap and built in cupboards below. Part tiled walls. Corner shower with curved glazed shower screen and wall mounted Mira shower. Tiled floor. Heated towel rail. From the hall, painted timber door through to the:

Sitting Room & Dining Room

With decorative fireplace fitted with a gas coal effect fire by Magiglow with separate controller. Wide double glazed sliding doors out to the rear terrace and communal gardens beyond. Further double glazed casement window overlooking the garden.

From the hall, stairs with painted balustrade and handrail rise to the:

First Floor Landing

With access to roof space and painted timber door to airing cupboard with pine slatted shelving.

Painted timber door to:

Bedroom One

With wide double glazed casement window overlooking the front of the property. Extensive built in wardrobes and eye level storage.

From the landing, painted timber door to:



Bedroom Two

With built in cupboard with hanging rail and shelving and double glazed casement window overlooking the rear gardens.

From the landing, painted timber door to:



Bathroom

With matching suite of low level WC, panelled bath with chrome mixer tap and inset wash hand basin with built in cupboards below. Opaque double glazed casement window to rear elevation. Part tiled walls. Heated towel rail.



OUTSIDE

No.16 Chardwar Gardens is set centrally within the Chardwar Gardens development with a lovely aspect out over the paved courtyard and water feature at the heart of the development. The property backs on to further private communal gardens with its own private paved terrace immediately to the rear of the house and enjoying a lovely open aspect. Set separately from the principal house is a single garage and car parking space at the entrance to the development.



SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk

COUNCIL TAX

Council Tax band D. Rate Payable for 2023/ 2024: £2,071.09

MANAGEMENT CHARGE

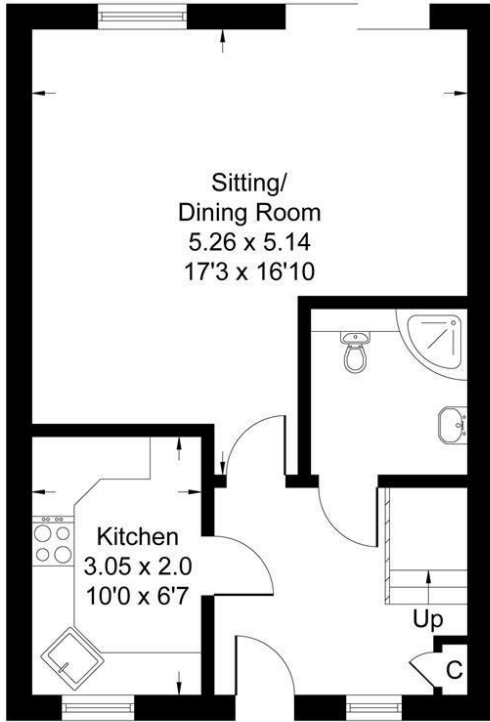
There is a monthly management charge circa £290 per month to cover maintenance of all of the communal areas and services along with the costs of the on site manager. Further details of this charge can be provided by the Bourton-on-the-Water office.

DIRECTIONS

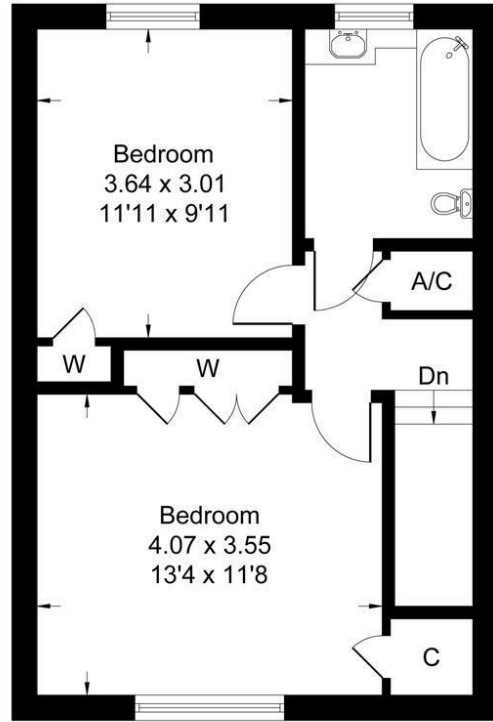
From the Bourton office of Tayler and Fletcher proceed in a northerly direction in to the centre of the village. Take the second right turn over the river and Chardwar Gardens will be found after a short distance on the left hand side. Proceed in to Chardwar Gardens and No.16 will be found in the centre of the development with parking at the entrance.

Floor Plan

Approximate Gross Internal Area = 80.80 sq m / 870 sq ft



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.