

established 200 years

Taylor & Fletcher



20 Folly Field, Bourton-On-The-Water, Cheltenham GL54 2HH

Guide Price £260,000

*A well presented two bedroom terraced house with open plan living space, private garden and parking for two vehicles.
Situating in a popular residential position close to the village amenities.*

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LOCATION

20 Folly Field is set in a convenient and peaceful residential location close to the centre of the village. Bourton-on-the-Water is 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 including a primary school and an excellent secondary school. 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. Moore Road is a popular residential location close to the centre of the village.

DESCRIPTION

20 Folly Field comprises a well presented mid terraced house set in a popular and convenient position close to all of the village amenities. The property has accommodation arranged over two floors, comprising an interconnecting sitting room and dining area on the ground floor with kitchen and front hall with stairs rising up to the first floor with two double bedrooms and a bathroom. The property has parking for two cars and a pleasant west facing garden.

Approach

Painted timber opaque glazed paneled door to:

Staircase Hall

With stairs rising to first floor, wall mounted fuse box and painted timber door through to:



Sitting Room

With double glazed casement to the front elevation, coved ceiling and painted timber door through to below stairs storage cupboard. Interconnecting archway to:

Dining Area

With double glazed Upvc french doors leading out to the rear garden, coved ceiling and interconnecting archway through to:

Kitchen

With fitted kitchen comprising stainless steel sink unit with one and a half bowl sink and mixer tap, range of built in cupboards and drawers below and space and plumbing for washing machine and dishwasher. Four ring brushed stainless steel gas hob with built in oven/grill below and extractor over. Range of eye level cupboards, tiled splash back and double glazed Upvc window to rear elevation. Wall mounted Ideal gas fired central heating boiler. From the staircase hall, stairs with timber handrail rise to the:



First Floor Landing

With painted timber door to:

Bedroom One

With double glazed casement window overlooking the front of the property and built in storage cupboards with hanging rail and built in cupboards/drawers. From the landing, painted timber door to:



Bedroom Two

With access to roof space and double glazed casement overlooking the rear garden. From the landing, painted timber door through to the:



Bathroom

Re-fitted bathroom with decorative tiled floor and 'p' shaped bath with chrome mixer tap, glazed shower screen and separate wall mounted shower over. Recessed display niche, part tiled walls and wash hand basin with built-in cupboards below and chrome mixer tap. Low level WC with built-in cistern, chrome heated towel rail and pine recessed shelf/sill. Opaque double glazed casement window overlooking the rear garden. Recessed ceiling spotlighting.



OUTSIDE

20 Folly Field is approached from the cul-de-sac with a paved driveway to the front with parking for two cars and leading to the front door. Set to the rear of the house is a private enclosed rear garden being west facing with a paved terrace with paved edging and a small area of lawn. Raised beds and seating area with closed board fencing to either side and steps leading down to a storage area with detached shed and separate pedestrian gate leading out to a separate rear access to the property.

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 C. Rate Payable for 2024/2025: £1,930.04

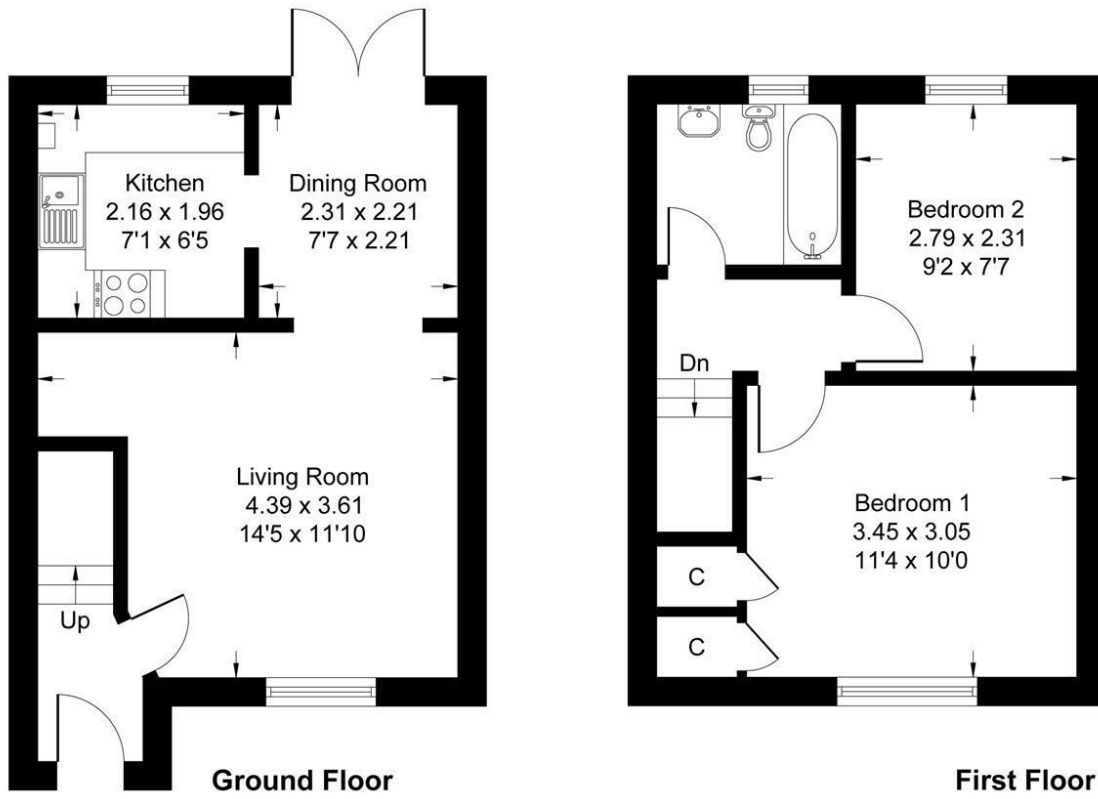


DIRECTIONS

Leave the centre of Bourton-on-the-Water via Moore Road, turning left at the top on to Station Road. Turn right opposite The Cotswold School in to Roman Way and take the right hand turn in to Folly Field. Follow the road around to the right at the end of the cul-de-sac and No.20 will be found straight ahead.

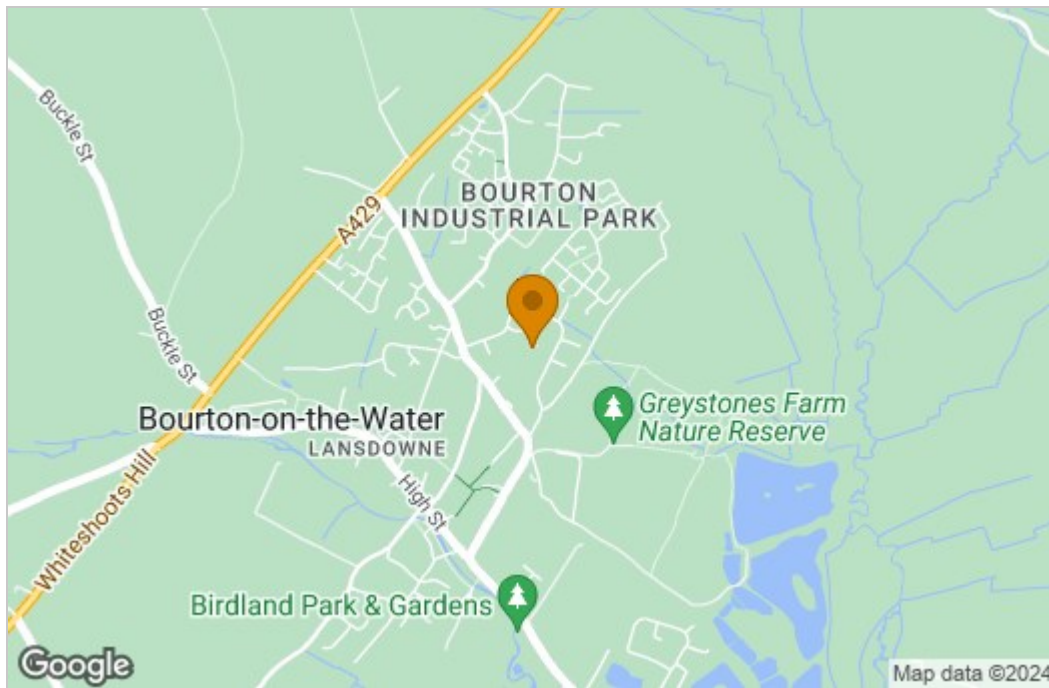
Floor Plan

Approximate Gross Internal Area = 68 sq m / 730 sq ft

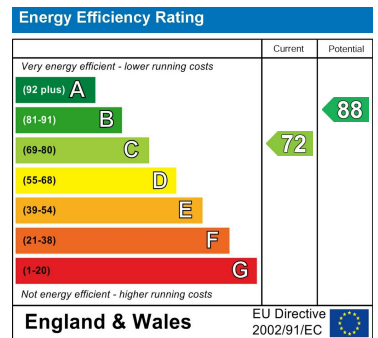


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph (Rating TBC)



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